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REPORTS

OF THE

Registrars of Deeds of the Several Provinces of the Union

FOR THE YEAR 1917,

WHICH INCLUDE

A summary of the work performed during the period 1st June 1910 to 31st December, 1917.

Presented to both Houses of Parliament by Command of His Excellency the Governor-General.

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UNION OF SOUTH AFRICA.

Reports of the Registrars of Deeds of the several Provinces of the Union for the year 1917, which include a Summary of the work performed during the period 1st June 1910 to 31st December 1917.

Presented to both Houses of Parliament by Command of His Excellency the Governor-General.

Department of Lands,
Cape Town,
15th February 1918.

The Hon. the Minister of Lands,
Pretoria.

Sir,—

I have the honour to submit herewith the reports of the Registrars of Deeds of the several Provinces of the Union for the year 1917, which include a summary of the work performed during the period 1st June, 1910, to 31st December, 1917.

I have the honour to be,

Sir,

Your Obedient Servant,

G. R. HUGHES,
Secretary for Lands.

REPORT OF THE REGISTRAR OF DEEDS AT CAPE TOWN FOR THE YEAR 1917.

In my report for the year 1916 I drew attention to the fact that the business of the department had, to a great extent, recovered from the effects which, almost immediately, resulted as a consequence of the war, and I am happy to be in a position to state that the improvement was fully maintained during the past year.

The number of deeds registered was, as a matter of fact, not far short of the number similarly dealt with in the year preceding the war, namely, 1913, and in support of this statement I may point to the fact that 9,776 transfer deeds were registered as against 10,522 in the latter year, and 4,995 mortgage bonds as compared with 6,256; the value of the land transferred in 1917 having been £7,197,175, and in 1913 £6,655,555, and of the mortgage bonds passed £5,278,994 and £6,392,174, respectively.

It will be observed that, although the number of transfers registered was greater in 1913 than in 1917, the value of the land transferred in the latter period exceeded that similarly dealt with in 1913 by no less a sum than £541,620. It would be difficult to furnish any definite explanation as to the cause for this large difference in value, but it appears to indicate, at least, that higher prices were paid for land in 1917, and, if such were the case, it would hardly be a matter for wonder, seeing that stock of every description and farm produce generally has steadily advanced in value, and that farmers are consequently reaping unusual profits. The many irrigation schemes that have been carried out, especially in recent years, owing greatly to the facilities provided by the Irrigation Act, have no doubt also been contributing factors.

A greater demand for house property in some of the larger towns in the Province has also been apparent, and, as examples, I may mention that the value of land situate in the division of the Cape, which was transferred, rose from £1,076,833 in 1913 to £1,778,539 in 1917, and in the Port Elizabeth division from £163,228 to £240,616. I have selected these divisions as the extent of rural property in each is, comparatively speaking, insignificant, and most of the transfers would, therefore, have conveyed urban property.

There were very marked increases also in the value of properties, principally rural no doubt, transferred in connection with the following divisions: Caledon, where the value rose from £80,747 in 1913 to £281,224 (which includes, however, a sum of £50,000 paid by the Cape Town Municipality in connection with its water scheme), in 1917: Malmesbury from £130,014 to £198,863: Paarl from £172,956 to £308,243: Stellenbosch from £109,982 to £218,655, and Wodehouse from £45,515 to £139,460.

Of the divisions where decreases took place the following may be instanced:—Oudtshoorn, where the value fell from £330,040 in 1913 to £64,770 in 1917, and Uitenhage from £190,152 to £119,463. The difference is, it will be observed, particularly pronounced in the case of Oudtshoorn, the explanation being, if report be true, that the farmers in that division sacrificed perhaps too much in favour of the production of ostrich feathers, for which there has been, as everybody knows, a small demand for some years past.

A very favourable feature in connection with the registrations effected is disclosed in the fact that whereas the value of land transferred during 1917 exceeded, as I have already

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mentioned, that transferred in 1913 by no less a sum than £541,620, yet the bonds passed during the former period were fewer in number, and very much less in value, 4,995 for £5,278,994 having, as already indicated, been passed as against 6,256 for £6,392,174 in 1913. This fact alone constitutes, it seems to me, ample evidence that land owners, as a general rule, are in exceptionally affluent circumstances, and indicates, moreover, that purchases are not being made in a speculative spirit, as was the case during the years 1903 and 1904, in the former of which transfers to the number of 18,148, and value of £12,924,658, and 9,362 mortgage bonds for £11,166,121 were registered.

Peculiarly enough the differences between the numbers and values of bonds cancelled during the two years were, comparatively speaking, small, 6,067, of the value of £3,950,616 having been so dealt with in 1913, and 6,028 of the value of £3,710,396 in 1917.

I have only dealt above with matters relating to the registration of transfer deeds and mortgage bonds, but annexed will be found a statement containing particulars regarding all work performed by the department and revenue collected, under the headings of Fees of Office and Stamp Duty, during the year 1917, and to this I would invite attention, as also to an annexure in which the value of the land transferred has been apportioned in respect of the more important divisions.

Having been requested to review, in connection with my report for the year, also the work performed by the department since the date of Union, I am annexing a further statement containing particulars, in a comparative form, regarding the pricipal items of work for the years 1911-1917, and the seven years (1903-1909) immediately preceding Union, as well as other information.

In view of the circumstances, to which I have already alluded, that the number of transfer deeds and mortgage bonds registered during each of the years 1903 and 1904 was quite abnormal, and to the facts that the Province has, since Union, suffered from the effects of a severe and protracted drought; that the demand for ostrich feathers has for some years been, comparatively speaking, insignificant, and that during half the period the war has been raging, it is not a matter for surprise that the volume of work performed during the seven years preceding Union exceeded that performed during the seven years following thereon.

In regard to transfer deeds the difference, it will be seen, was, as to number, 15,632, and as to value £3,650,643 in favour of the former period, while that in the case of mortgage bonds was 7,128 and £6,526,455 respectively. On the other hand both the number and value of mortgage bonds cancelled during the first mentioned period were rather less, the difference being in number, 478, and in value, £361,662.

Another favourable feature disclosed by the statement is that whereas the total sum for which mortgage bonds were passed in 1903-9 exceeded the value of the land transferred during the same period by nearly one million pounds, the sum of those passed in 1911 to 1917 was less by upwards of two million pounds.

The revenue accrued by way of Fees and Stamp Duty was £481,294 in 1903-09, and £294,875 in 1911-17, or a difference of £186,419, which, it should be explained, was mainly due to the fact that the stamp duty or transfer deeds and bonds, particularly on the latter was, so far as the Province is concerned, much reduced by the Stamp Duties and Fees Act, 1911.

On the whole, I come to the conclusion that there is every reason to be satisfied in regard to the condition of the country as disclosed by the statement. That the value of farm property has steadily progressed is, I think, manifest, and recently there has been every indication not only of a greater demand for urban property, especially in the larger centres, but that better prices are being obtained than at any time since the depression which set in shortly after the South African War and continued for several years.

It has come to light on several occasions that this department has been blamed for delays that have occurred in connection with the registration of transfer deeds and mortgage bonds, and only quite recently a complainant in a criminal prosecution, which arose in connection with the omission of the accused to register a bond, stated, according to a newspaper report, that he (the accused), "made all sorts of excuses, and said that the Deeds Office was too busy and could not get the papers through." As I have no other means of refuting accusations of this nature, and so much depends upon the efficiency of a department like mine, I avail myself of the present opportunity for stating emphatically that such charges are wholly unfounded, and, therefore, most unjust to the department as a whole, and myself in particular.

A regulation, as a matter of fact, provides that deeds of the description of those in question shall, when tendered in proper order, be executed and registered within a given time, and its provisions, which have the force of law, have invariably been observed.

It is true that, in a sense, the department may be the cause of delays, but only when, as is perhaps too frequently the case, it is found necessary to return deeds in consequence of defects of a material character discovered by officers of the department in the course of examination.

Although, as I have stated, deeds have been regularly executed within the time prescribed by regulation, I have found it impossible, owing to the absence, from the beginning of the war, of a number of the members of my staff, and the fact that only a limited number of temporary clerks have been employed, to keep all the registers of the department up to date, but the public have appreciated my difficulties, and there have been no complaints on account of this omission.

The anxiety to myself and strain on the members of the staff generally has, of course, been considerable, especially as no vacation leave whatever could be granted, but all, I am sure, have cheerfully borne the additional responsibilities imposed upon them.

W. De N. LUCAS,
Registrar of Deeds.

Deeds Office,
Cape Town,
28th January, 1918.

DEEDS OFFICE, CAPE TOWN.

Comparative Statement for the years 1903 to 1909 and 1911 to 1917.

Nature.	Value.		Number.	
	1903-1909.	1911-1917.	1903-1909.	1911-1917.
	£	£		
Deeds of Transfer registered	41,401,580	37,750,937	80,131	64,499
Mortgage Bonds registered	42,256,168	35,729,713	44,315	37,187
Mortgage Bonds cancelled	24,345,608	24,707,270	36,687	37,165
Joint Stock Companies registered—Nominal Capital	13,913,617	11,468,116	776	523
Notarial Bonds registered	—	—	2,650	2,143
Antenuptial Contracts	—	—	6,946	8,403
Cessions of Bonds registered	—	—	5,174	5,600
Servitudes registered	—	—	587	637
Sundry registrations	—	—	14,545	16,331
Fees of Office	180,979	130,598	—	—
Stamp Duty on Transfers	142,884	105,714	—	—
Stamp Duty on Bonds	157,431	58,563	—	—
Total Revenue	£481,294	£294,875	—	—

Return showing the Value of Property transferred during the Year 1917 in the undermentioned Divisions.

Division.	Value.	Division.	Value.
	£		£
Aberdeen	54,577	Montagu	29,638
Albany	91,358	Oudtshoorn	64,770
Albert	114,207	Paarl	308,243
Aliwal North	110,735	Pearston	16,530
Barkly East	55,003	Philipstown	42,043
Bredasdorp	83,410	Port Elizabeth	240,616
Britstown	35,767	Queenstown	175,271
Caledon	281,224	Riversdale	49,200
Calitzdorp	39,076	Robertson	53,653
Calvinia	90,147	Somerset East	79,558
Cape	1,778,539	Stellenbosch	218,655
Cradock	73,581	Steytlerville	33,711
East Griqualand	208,505	Swellendam	199,072
Elliot	39,337	Tembuland and Transkei ..	82,746
Graaff-Reinet	84,836	Uitenhage	119,463
Humansdorp	45,570	Uniondale	23,309
Ladismith	26,746	Victoria West	52,456
Laingsburg	33,320	Van Rhynsdorp	41,844
Maclear	38,183	Willowmore	28,194
Malmesbury	198,863	Wodehouse	139,460
Maraisburg	18,275	Other Divisions	1,635,542
Middelburg	61,942		
		Total	£7,197,175

DEEDS OFFICE, CAPE TOWN.

STATEMENT OF WORK PERFORMED AND FEES AND STAMP DUTY COLLECTED DURING THE YEAR 1917.

Nature.	Value.	Number.	Fees.		
	£		£	s.	d.
Transfer Deeds registered	7,197,175	9,776	8,770	0	0
Mortgage Bonds registered	5,278,994	4,995	4,995	0	0
Debentures registered by Bond	55,000	510	—		
Debentures registered separately	73,500	205	30	15	0
Mortgage Bonds cancelled	3,710,396	6,028	904	4	0
Mortgage Bonds written off under Sections 6 and 7, Act 19 of 1891	214,782	183	—		
Mortgage Bonds, Transfer of liability, Act 16 of 1890	—	86	86	0	0
Mortgage Bonds, Substitution of defined shares, Act 19 of 1891	—	93	93	0	0
Cessions of Bonds registered	—	825	123	15	0
Notarial Bonds registered	—	357	143	18	0
Antenuptial Contracts registered	—	1,124	1,098	2	0
Servitudes registered	—	74	74	0	0
Waivers of Usufruct registered: Rule 64	—	30	7	10	0
Dipping Tank advances registered, Act 20 of 1911 ..	—	18	2	14	0
Fencing Loans registered, Act 17 of 1912	—	24	3	12	0
Indexes—Searches	—	2,252	112	12	0
Registers—Inspections	—	5,578	557	16	0
Deeds and other documents—Certified copies issued ..	—	679	222	12	0
Certificates and other Acts not separately enumerated	—	2,338	350	14	0
Searches *re* Lost Transfers, Rule 30	—	111	33	0	0
Additional Duty, Rules 5 and 66	—	142	37	7	0
Certificates of Registered Title	—	30	30	0	0
Joint Stock Companies: Registrations	—	104	—		
Sundry Registrations.. ..	—	262	66	0	6
Sundry Certificates	—	23	5	9	0
Inspection of Documents ..	—	231	11	11	0
Copies of Documents ..	—	4	1	0	0
Friendly Societies, Certificates	—	—	—		
Total Fees	..		17,760	11	6
Stamp Duty on Deeds of Transfer	..		17,997	19	0
Stamp Duty on Mortgage Bonds	..		7,627	10	6
Stamp Duty on Debentures	..		63	1	0
Total Revenue	..		£43,449	2	0

REPORT OF THE REGISTRAR OF DEEDS AT KING WILLIAM'S TOWN, FOR THE YEAR 1917.

In comparison with the year 1916 the record of Deeds Office transactions for 1917 shows a decline, although the average since Union has been well maintained. This decrease which principally affects farm and agricultural holdings may be explained by the changing economic conditions owing to the war, and the fact that farmers generally are asking exorbitant prices for farms, influenced probably by the reigning high prices for wool, cattle, and agricultural products generally.

An upward tendency, however, is noticeable in town property, the market of which has been more or less stagnant since the depression following the great boom of 1902-1903, the prices obtained, however, have as yet not topped those obtained in the period of the boom.

The total revenue for the year, £3,047 9s., compared with 1916, shows a decrease of £673 5s.

The number of transfers registered was 699, conveying land valued at £484,856, against 790, valued at £614,968 for 1916.

Mortgage bonds to the number of 450 for £271,550 were passed against 455 for £335,609 during 1916.

Notarial General Bonds to the number of 27 for £192,605 were registered, against 22 for £21,342 for 1916, which give an increase of 7, valued at £171,263.

Bonds to the number of 374 for £223,599 were cancelled during the year, against 455 for £279,993 for 1916.

Notarial bonds to the number of 14 for £30,832 were cancelled against 6 for £7,180 for 1916, an increase of 8 for £23,652.

The bond indebtedness was still further reduced by 18 part payments for £4,818.

During the year 9 advances for £495 under the Dipping Tanks (Advances) and Fencing Acts were repaid, whilst only 2 fresh advances for £200 were made.

It may be of interest to note that whilst the value of landed property conveyed during the year was £484,856, the bond indebtedness was only increased by £43,133.

During the year no less than 97 transfers were passed in favour of natives, and conveying land valued at £18,738, whilst 84 mortgage bonds for £12,818 were passed by natives, the average rate of interest being 8⅔ per cent. against an average rate of 6 per cent. for European bonds.

Since Union various Legislative measures, notably the Dipping, Fencing and Irrigation Acts, have increased the work of the office by the necessity of keeping separate registers to note advances. The Municipal Ordinance has also given an increased responsibility, and caused extra work in having to ascertain that all Municipal rates have been paid prior to transfer.

The average price per morgen for farm and agricultural holdings since Union is as under:—

1910, £2 17s.; 1911, £2 6s.; 1912, £3 19s.; 1913, £3 17s.; 1914, £4 15s.; 1915, £5 9s.; 1916, £6 13s.; and 1917, £6 1s.

It will be noticed that there has been a steady increase since Union; and, if the value of the larger farms alone were taken into consideration, a higher rate per morgen would be recorded. This advance in farm property is primarily due to dipping of cattle, which has been the means of destroying ticks, and thus eradicating East Coast Fever and other tick borne diseases both in cattle and sheep. The average for 1917, I may point out, is incomplete, as many of the transactions during 1917 will only be registered during 1918, and when these are taken into account I anticipate the rate for 1917 will be maintained, if not exceeded.

The total number of transfers passed since Union was 5,104, of value £3,248,205, whilst 2,824 bonds were passed for £2,165,010. Bonds to the number of 2,788 for £1,882,734 were cancelled. Deducting the amount of bonds cancelled from those passed gives an added indebtedness of only £282,276.

It is only fitting that I should once more urge the necessity for increased strong room accommodation, as necessary reforms in the Land and Debt registers are being held over for want of space.

A comparative statement is appended.

J. H. O'CONNELL,
Registrar of Deeds.

King William's Town,
4th February, 1918.

Comparative Statement of Work Performed and Fees Collected since Date of Union.

	Number.								Fees.							
	7 mts. 1910.	1911.	1912.	1913.	1914.	1915.	1916.	1917.	1910.	1911.	1912.	1913.	1914.	1915.	1916.	1917.
									£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Transfer Deeds registered..	335	565	538	810	797	570	790	699	313 0 0	535 0 0	503 0 0	789 0 0	745 0 0	550 0 0	766 0 0	665 0 0
Mortgage Bonds registered	159	251	328	432	410	339	455	450	159 0 0	251 0 0	328 0 0	432 0 0	410 0 0	339 0 0	455 0 0	450 0 0
Mortgage Bonds, Transfers of Liability Act 16 of 1890	4	8	1	2	5	3	1	0	4	8	1	2	5	3	1	6
Mortgage Substitution of defined shares	—	1	—	—	1	—	—	1	—	2	—	—	—	—	—	1
General Bonds registered	12	23	27	23	21	19	22	27	4 4 0	7 4 0	8 14 0	7 4 0	7 10 0	6 12 0	10 16 0	9 6 0
Bonds cancelled	195	316	371	414	319	329	456	388	31 4 0	51 2 0	60 12 0	68 8 0	51 0 0	55 4 0	78 0 0	66 9 0
Cessions of Bonds registered	62	108	73	89	79	65	76	61	9 6 0	16 4 0	10 19 0	13 7 0	11 17 0	9 18 0	13 19 0	9 9 0
Antenuptial Contracts registered ..	69	70	104	101	82	82	80	76	50 2 0	67 4 0	88 12 0	81 8 0	63 2 0	63 16 0	60 8 0	50 2 0
Index Searches	48	284	249	150	100	157	138	165	2 8 0	14 4 0	12 9 0	7 10 0	5 0 0	7 17 0	6 18 0	8 5 0
Register Inspections	290	580	539	536	450	427	567	667	29 0 0	58 0 0	53 18 0	63 12 0	45 0 0	42 14 0	56 14 0	66 14 0
Certified Copies of Deeds	23	67	92	48	45	46	83	61	8 10 6	29 1 0	29 19 6	16 5 0	18 8 0	17 7 6	25 15 0	18 18 6
Certificates and Acts not specially enumerated	64	104	117	139	150	101	191	131	9 12 0	15 12 0	17 11 0	20 17 0	22 10 0	16 12 0	29 14 0	19 16 0
Searches *re* Lost Transfers—Rule 30 ..	2	19	10	1	—	—	5	5	5	2 11 0	1 5 0	2 0	—	—	10 0	10 0
Additional Duty, Rules 5, 66 and 64 ..	7	9	5	7	3	20	32	29	1 15 0	2 5 0	1 6 0	2 5 0	16 0	4 16 0	7 12 0	7 5 0
Certificates of Registered Title	—	—	5	3	1	—	—	—	—	—	5 0 0	3 0 0	1 0 0	—	—	—
Servitudes registered	1	9	2	2	3	2	2	4	1 0 0	9 0 0	2 0 0	2 0 0	3 0 0	2 0 0	2 0 0	4 0 0
Mortgage Bonds written off, Sections 6 and 7, Act 19 of 1891	7	7	11	6	2	3	2	1	—	—	—	—	—	—	—	—
	1,278	2,422	2,472	2,763	2,468	2,163	2,900	2,771	623 16 6	1,068 7 0	1,124 5 6	1,508 18 0	1,390 3 6	1,118 16 6	1,514 6 0	1,383 14 6
Add Stamp Duty on Deeds of Transfer and Mortgage Bonds	—	—	—	—	—	—	—	—	881 9 0	1,510 9 6	1,174 15 9	1,749 6 9	1,792 19 0	1,374 17 0	2,206 8 0	1,663 15 6
Grand Total	—	—	—	—	—	—	—	—	1,505 5 6	2,578 16 6	2,299 1 3	3,258 4 9	3,183 3 0	2,493 13 6	3,720 14 0	3,047 9 0

	7 months 1910.	1911.	1912.	1913.	1914.	1915.	1916.	1917.
	£	£	£	£	£	£	£	£
Value of Transfers registered	125,035	386,206	311,357	455,407	479,418	390,958	614,968	484,856
Value of Mortgage Bonds registered	84,578	158,910	510,656	314,204	283,542	205,961	335,609	271,550
Value of Bonds cancelled	126,145	173,733	344,830	262,833	194,917	276,684	279,993	223,599

REPORT OF THE REGISTRAR OF DEEDS AT KIMBERLEY, FOR THE YEAR 1917.

It will be seen from the accompanying statement that the revenue derived from this Office during the past year was £1,768 16s. 6d., which is £445 11s. more than the previous year. The work of the office has increased proportionately.

Reviewing the position since the date of Union I find that the revenue in 1911, which is the first complete year since Union, was £1,472 16s. 6d., *i.e.*, £296 less than 1917. The present Stamp Duty Act came into force on 1st July, 1911, introducing a lower scale of duty than that which formerly prevailed in the Cape Province, so that the first half of 1911 had the advantage of a higher tariff. The revenue for the five years, 1912 to 1916, was as follows:—£1,846, £2,019, £1,664, £1,078, and £1,323, respectively. The outbreak of the war and the cessation of mining operations had a serious effect on the work of the office, which was most severely felt during 1915, since then, however, there has been a gradual recovery, and the year just passed may be regarded as a normal one. I give the following comparisons of number and value during each of the years 1911 and 1917, the figures in parenthesis being those for 1911:—

Transfers 444 (382), value £261,174 (£159,366).

Mortgage bonds 225 (147), value £293,910 (£120,991).

Notarial bonds 9 (14), value £8,750 (£36,235).

Cancellations of bonds 225 (164), value £175,355 (£106,532).

Ante-nuptial contracts 58 (67).

During the seven years under review the indebtedness on mining property has diminished by £3,500,000, while that on all other fixed property has increased by £456,754. Farm property is somewhat higher; farmers are borrowing money from the Land Bank to an increasing extent, from which it would appear that they are improving their farms. As regards urban property, Kimberley is the only large town under my jurisdiction, and at the present time there is a good demand for houses here.

The expenditure incurred during 1917 is ·295 of the revenue collected.

GEORGE J. BOYES,

Registrar of Deeds.

Deeds Office, Kimberley,

15th January, 1918.

STATEMENT OF WORK PERFORMED AND OF FEES AND STAMP DUTY COLLECTED DURING THE YEAR 1917 IN THE DEEDS OFFICE, KIMBERLEY.

	Number.	Value.	Fees.
Transfers	444	£261,174	£435 0 0
Mortgage Bonds	225	293,910	225 0 0
Mortgage Bonds (Act 16 of 1890)	19	—	19 0 0
Mortgage Bonds (Act 19 of 1891)	3	—	3 0 0
Notarial Bonds	9	8,750	4 4 0
Bonds cancelled	225	175,355	37 16 0
Cessions	14	—	2 2 0
Ante-nuptial Contracts	58	—	55 18 0
Index Searches	18	—	0 18 0
Register Inspections	256	—	25 12 0
Certified Copies	23	—	7 3 0
Certificates and other acts	63	—	10 12 0
Total ..	1,357	—	£826 5 0
Add Stamp Duty on Transfers	..	..	709 19 6
Add Stamp Duty on Bonds	..	..	232 12 0
Total	..	..	£1,768 16 6

REPORT OF THE REGISTRAR OF DEEDS AT VRYBURG, FOR THE YEAR 1917.

As will be seen from the statements accompanying this report, the difference in the volume of work performed and revenue collected in fees of office and stamp duty during the year under review, as compared with the previous two years' transactions, was not very considerable, the total revenue, made up of £703 in fees and £684 in stamp duty, exceeding the 1916 figures by £80 only, and the 1915 collections by about £200.

While the present conditions continue I feel that no material improvement can be looked for. I am confident, however, that when normal conditions are restored activities in land investment and the exploitation of this portion of the Union, in view of its ranching and agricultural possibilities, will be bound to follow—with the resultant stimulating effect on the operations of this Office.

During the year 377 transfers of the value of £181,544 were registered, as compared with 324 of the value of £168,841 during 1916, showing an increase of 53 in number and £12,703 in value. Mortgage bonds registered showed a decrease on the previous year's registrations by 36 in number, but an increase in value amounting to £3,247. In notarial bonds, on the other hand, there has been an increase in the number registered to the extent of 20, and in value to the amount of £13,177, the total amount of such bonds being £22,660. Of this figure, it must be stated, £16,060 represents bonds passed as auxiliary to mortgage bonds covering immovable property. In bonds cancelled an increase in number, nearly 32, and £41,340 in value, was recorded, the total for the year being 225, of the value of £168,184, as compared with 193, of the value of £126,844 for 1916. Since 1915 there has been a gradual increase in the number and value of bonds so dealt with.

Taking the total of fees of office, as apart from stamp duty, collected during the year and the previous two years the figures compare favourably, considering the unsettled condition of things, with the equivalent number of years immediately following Union, for during 1915, 1916, and 1917, the average in fees amounted to £680 per year, as against an approximate £800 per year for 1910, 1911, and 1912.

During the year 1913 farm properties changed hands to a considerale extent in this area, notably in the Vryburg division, and the volume of work reached its highest mark in that year, the revenue collected being £1,850 in excess of the revenue for 1917, for instance.

To summarise concisely the principal items dealt with from 1910 to 1917 inclusive, I would mention that during that period deeds, as follows, were registered:—

3,404 transfers of the value of £1,930,320; 2,560 mortgage bonds of the value of £1,448,960; 117 notarial bonds of the value of £66,216; 246 antenuptial contracts, and 1,586 bonds of the value of £952,040 were cancelled. The total revenue collected for the corresponding period was £14,833, made up of £7,060 fees of office and £7,773 stamp duty.

As will be observed from the above figures the increase, since Union, in the mortgage liability on fixed property in this Territory, not taking into account existing loans obtained as Fencing advances, amounted to £496,920 at the end of the year under review.

Since the Land Bank Act came into operation the number of bonds registered in favour of the Bank totalled 223, of the value of £101,117. Advances made by the Bank for fencing purposes during the same period were 116, of the value of £16,660, the number of land owners affected being 99.

The condition of the Deeds Office building and fire-proof room was, during the year, reported upon by me, and it is hoped that funds may be available for the erection of more suitable accommodation in the near future.

D. BRINK,

Assistant Registrar of Deeds.

Deeds Registry, Vryburg,
26th January, 1918.

COMPARATIVE STATEMENT OF WORK PERFORMED AND FEES AND STAMP DUTY COLLECTED DURING THE YEARS 1915, 1916 AND 1917, IN THE DEEDS REGISTRY, VRYBURG.

Nature of Deed, etc.	Number.			Value.			Fees.		
	1915.	1916.	1917.	1915.	1916.	1917.	1915.	1916.	1917.
				£	£	£	£ s. d.	£ s. d.	£ s. d.
Transfers at 20s.	269	308	353	112,594	168,841	181,544	269 0 0	308 0 0	353 0 0
Transfers, Gratis	18	16	24	—	—	—	—	—	—
Mortgage Bonds	248	230	194	128,482	114,123	117,370	248 0 0	230 0 0	194 0 0
Mortgage Bonds, Transfer of liability	8	10	15	—	—	—	8 0 0	10 0 0	15 0 0
Mortgage Bonds, Substitution—Act 19 of 1891	6	18	9	—	—	—	6 0 0	18 0 0	9 0 0
National Bonds	7	10	30	9,483	5,165	22,660	3 0 0	3 0 0	11 14 0
Bonds cancelled	150	193	225	102,038	126,844	168,184	27 15 0	33 15 0	38 14 0
Cessions of Bonds registered	53	40	39	—	—	—	8 11 0	6 0 0	6 12 0
Antenuptial Contracts at 20s.	27	27	23	—	—	—	27 0 0	27 0 0	23 0 0
Antenuptial Contracts at 6s.	1	6	4	—	—	—	6 0	1 16 0	1 4 0
Certified copies of deeds and documents	29	34	31	—	—	—	8 4 0	9 7 6	8 14 0
Certificates and other Acts	66	83	84	—	—	—	12 3 0	13 13 0	15 3 0
Searches of Indexes ..	4	1	1	—	—	—	4 0	1 0	1 0
Inspections of Registers and other documents ..	301	310	259	—	—	—	30 2 0	31 0 0	25 18 0
Searches, Lost Transfers ..	8	8	4	—	—	—	16 0	16 0	8 0
Certificate of Registered Title issued	—	—	1	—	—	—	—	—	1 0 0
Total Fees	—	—	—	—	—	—	649 1 0	692 8 0	703 8 0
Add Stamp Duty:									
on Transfers	—	—	—	—	—	—	313 3 0	442 0 6	484 1 6
Bonds	—	—	—	—	—	—	179 11 6	150 4 0	175 4 6
on Cessions	—	—	—	—	—	—	35 12 6	22 16 0	24 17 6
TOTALS	—	—	—	—	—	—	£1,177 8 0	1,307 9 0	1,387 11 6

D. BRINK,

Assistant Registrar of Deeds.

Deeds Registry, Vryburg,

26th January, 1918.

COMPARATIVE STATEMENT SHOWING THE NUMBER AND VALUE OF TRANSFERS, MORTGAGE BONDS AND NOTARIAL BONDS REGISTERED, AND BONDS CANCELLED, AND THE NUMBER OF ANTE-NUPTIAL CONTRACTS REGISTERED, DURING THE YEARS 1915, 1916 AND 1917 IN THE DEEDS REGISTRY, VRYBURG.

Description.	Number.			Value.		
	1915.	1916.	1917.	1915.	1916.	1917.
				£	£	£
Transfers	287	324	377	112,594	168,841	181,544
Mortgage Bonds	248	230	194	128,482	114,123	117,370
Notarial Bonds	7	10	30	9,483	5,165	22,660
Bonds cancelled	150	193	225	102,038	126,844	168,184
Ante-nuptial Contracts ..	28	33	27	—	—	—

D. BRINK

Assistant Registrar of Deeds.

Deeds Registry, Vryburg,

26th January, 1918.

[U.G. 8—'19.]

UNIVERSITY OF ILLINOIS

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COMPARATIVE STATEMENT SHOWING THE VALUE OF PROPERTY TRANSFERRED DURING THE YEARS 1915, 1916 AND 1917, IN THE UNDERMENTIONED DIVISIONS.

Division.	Value.		
	1915.	1916.	1917.
	£	£	£
Gordonia	28,609	43,966	45,330
Kuruman	27,063	30,587	43,328
Mafeking	20,378	43,596	18,721
Vryburg	36,544	50,692	74,165
Totals ..	£112,594	£168,841	£181,544

D. BRINK,
Assistant Registrar of Deeds.

Deeds Registry, Vryburg,
26th January, 1918.

REPORT OF THE REGISTRAR OF DEEDS, TRANSVAAL, FOR THE PERIOD 1ST JUNE, 1910—31ST DECEMBER, 1917.

It has been intimated to me that the Honourable the Minister of Lands desires that in framing my report for the year 1917 I shall review generally the work done by my office since the date of Union.

I wish in the first place to record briefly the history of the Transvaal Deeds Office.

A Deeds Office for the S.A. Republic was established in Pretoria by Ordinance No. 3 of 1866. Prior to that Ordinance coming into operation deeds of transfer, bonds, and documents of a similar nature were signed and registered by the Landdrosts of the various districts, but there was no Central Registry. The Ordinance was amended by Law No. 8 of 1880. A further amending Law No. 5 of 1882 was enacted. That law and certain other laws and Volksraad Resolutions, having reference to the Deeds Office and deeds and documents registered therein, were repealed by Proclamation No. 10 of 1902, which made new provisions regulating the Deeds Office, and amended the laws relating to the registration of deeds. The Proclamation of 1902 was amended and amplified by Ordinance No. 65 of 1903, whilst the Registration of Prospecting Contracts was dealt with by Ordinance No. 11 of 1904. The establishment of townships and the registration of lots therein were provided for by Act No. 33 of 1907, and amended by Act No. 34 of 1908. Act No. 25 of 1909 consolidated and amended the law regulating the Deeds Office and Mining Titles Registration Office, and relating to the registration of deeds and mining titles.

Whilst Proclamation No. 8 of 1902 (the Transfer Duty Proclamation) had provided for the registration in the Deeds Office of lots in leasehold townships, Proclamation No. 35 of 1902 (amended by Ordinance 6 of 1902), established at Johannesburg an office for the registration, *inter alia*, of leases of lots in townships within the mining district of Johannesburg. Thus the Deeds Office, which had not included the registration of mining rights and stands was precluded from registration of leasehold lots in townships within the prescribed area. By the Township Amendment Act of 1908, the freehold of lots in townships within the mining districts of Johannesburg, Boksburg, Germiston, and Krugersdorp became registrable either in the Deeds Office or in the office of the Rand Townships Registrar, who is one and the same person as the Registrar of Mining Rights (now Registrar of Mining Titles). The Deeds and Mining Titles Offices were directed by the law to inform each other of transactions within the prescribed area, and thus a system of dual registration was established. Johannesburg obtained the convenience of local registration, whilst the value of the Deeds Office was not impaired. Mortgage bonds upon such property, passed before the Rand Townships Registrar, which contain a "General Clause," are specially re-registered in the Deeds Office.

The Deeds Office, therefore, at present contains a complete record of the ownership of all land and of all hypothecations or other encumbrances of such land, but it contains no record of leases of lots in townships within the mining district of Johannesburg, nor of mining title (other than mynpachts), nor stand title issued under the Gold Law anywhere in the Province. Act No. 25 of 1909 (Transvaal), is still the principal law regulating the Deeds Office. Regulations framed thereunder have the force of law,

Various Acts, such as the Irrigation Act, the Land Bank Act, the Administration of Estates Act, the Insolvency Act, and Fencing and Dipping Tank Acts impose duties upon the Registrar of Deeds or govern certain practices of his office.

Act No. 25 of 1909 is, I believe, the latest consolidating enactment dealing with the Deeds Office in force in any of the Provinces. It is undoubtedly capable of improvement, but, on the whole, it has worked well, and it forms the basis of the Bill dealing with Deeds Registries, which has been before the Union Parliament from time to time since 1911.

The Union of the Colonies has made practically no difference in the administration of the Transvaal Deeds Office, except where the Acts quoted above have amended or amplified Transvaal legislation, but none of those amendments are of sufficient importance to require special reference to be made to them in this report. There has been no attempt at centralisation in Pretoria or elsewhere.

A central Deeds Office for the Union is at present an impracticability, nor has any real necessity for it been evidenced, but I venture to think that a splitting up of existing offices is undesirable. In my opinion there should, where possible, and unless special reasons to the contrary exist, be not more than one Deeds Office for each Province, and in that office there should be a complete record of land, titles, and leases and encumbrances thereon in force within the Province. If possible mining titles should also be recorded in the Provincial Deeds Office, so that such office would contain a complete record of the ownership of all fixed property. It should not be necessary for the public to have to deal with two or more offices in respect of fixed property within one Province.

Though the establishment of a central deeds office is an impracticability, I think there might be a Central Statistical Bureau for Deeds Office returns, which should be kept by Registrars in a prescribed form. It seems to me that the periodical publication of Deeds Office Statistics, showing, for example, the values and extent of properties which have changed hands in the various districts, the mineral and prospecting contracts registered in respect of property within such districts, and the mortgages passed upon property in them would be of considerable commercial value, and would be well worth the additional expense which it may involve. As far as my office is concerned, and I daresay other Deeds Offices are in the same position, the preparation of statistics is a piece of work extraneous to the ordinary course of business. Sufficient time and labour cannot be devoted to it, and the result is that statistical returns can be regarded as approximate only, whilst such matters as the rise and fall of the values of landed property in towns and districts, and the extent to which title to land and mining title have been mortgaged cannot be touched upon. The present is clearly not the time to embark upon work which is not absolutely necessary, but I think the question should receive attention upon the resumption of normal conditions.

In addition to returns of the work done by the office for the year 1917, a comparative statement for the years since Union and other supplementary returns are attached to this report.

Little, if anything, is to be gained by the discussion in detail of the statistics attached to this report. The explanatory notes appear to be in themselves sufficient. I would emphasize the fact that some figures, such as those of values, must be regarded as approximate only, it being impossible under present conditions to prepare returns, the accuracy of which is beyond question.

I wish to point out that the values of properties transferred shown in the returns do not indicate the volume of business in land, for a large proportion of the land transferred is from Estates of deceased persons to their heirs. The value of estate transfers has each year been very considerable, the figure for 1917 being about £522,000.

Though the statistics do not reveal the facts, my observation of deeds of transfer passed leads me to the conclusion that, whilst there has been a decline in the value of town properties, with a recovery in the later years, the market value of farm properties has generally increased.

The total value of bonds passed since Union is approximately £51,804,000, whilst cancellations and part payments approximate £24,958,000. These figures include collateral bonds passed, approximating £38,277,000, and collateral bonds cancelled £2,668,000, and they also include debenture bonds passed £9,127,000, and debenture bonds cancelled £1,682,000. The difficulty in making deductions from these figures lies in the fact that with regard to collateral bonds they may, and do in some instances, represent collateral security for bonds passed in Johannesburg on security of mining titles, and they are therefore, as far as landed property is concerned, equivalent to principal bonds, whilst, on the other hand, the collateral bonds passed before the Registrar of Mining Titles may be collateral to those passed in this office, and shown in my returns as principal bonds. However, making liberal allowance for collateral and debenture bonds, I have no hesitation in stating that mortgages on farm and town properties largely exceed the cancellation of bonds on such properties. If money borrowed on security of fixed property were always used for the development of such property, or the purchase of stock or agricultural machinery, borrowing may be good business, but if the money be largely used for payment of existing debts otherwise incurred, the financial position of the land owning section of the community must be gradually becoming worse, and land owners may be seriously embarrassed if lenders as a class decided to call up bonds, for land values throughout the

Province would, as a consequence, fall very heavily. There is no indication of such policy at present, in fact lenders on security of property, especially farm property, find difficulty in obtaining good investments for their money, the facilities granted by the Land Bank being no doubt responsible for that to a very considerable extent. It would be interesting to know to what extent money advanced by that Institution, and by private lenders has been utilised for the permanent development of land or purchase of stock or agricultural machinery. Apart from that question, it seems to me that with the limited class of buyers in the Province, the position of owners of mortgaged land is to a large extent dependent upon the goodwill of mortgagees who, if combined against them, might render their position serious.

The returns indicate transactions in which Natives and Asiatics, or rather Asiatic Companies, are concerned. In the case of Natives, the registrations are as a rule the completion of transactions entered into before the Natives Land Act of 1913, whilst with regard to Asiatics, the transactions are by Limited Liability Companies bearing Asiatic names, no doubt formed to acquire property which individual Asiatics are prhibited from holding.

The large number of antenuptial contracts registered leads me to suggest for consideration the question of legislation on the lines of the English Married Women's Property Act or legislation providing for marriage out of community unless provision to the contrary be made by antenuptial contract.

Before the annexation of the Transvaal, there was a special Registrar of Deeds for Swaziland, but since 1904 the Transvaal Registrar has been Registrar for that Protectorate. It may seem anomalous that a Union Government official should also be an official of a Protectorate not administered by the Union Government, but the arrangement is a convenient one to the public, as most of the property owners in Swaziland are resident in the Transvaal, and it suits them better to do their business in Pretoria than in Mbabane.

I shall not refer to the work of the Swaziland office in this report, but I may mention that I have furnished His Excellency the High Commissioner with a full report on the registration of land and other rights in Swaziland, the settlement of the Concessions question, and the work of the Deeds Office of the Territory for the period 1904 to 1914.

Until the Copyrights Act for the Union became law, the Registrar of Deeds was also Registrar of Copyrights for the Transvaal. My copyright records have been handed over to the Union Registrar.

The Assistant Registrar and some members of the Staff have performed periods of military service in connection with the rebellion and campaigns in West and East Africa, and one first grade clerk is still absent in East Africa. This cast additional duties on certain members of my staff who are at all times hard worked, but no additional cost to the public was incurred. The grading of the staff is satisfactory as far as the law permits, but I think that in offices such as this the higher grades should be better paid than they are at present. There should be no promotion to such grades except of officials who have proved themselves, possibly by passing an examination, thoroughly competent. When, however, an official has qualified himself for the office of examiner, no mean qualification, he should be paid at such a rate as to adequately reward him for his competence to render professionable services, for such are the services he is called upon to perform. Examiners will then be content to wait for the promotion, which must necessarily be slow in Deeds Offices, owing to the comparatively small numbers of persons employed.

My office accommodation is sufficient for present requirements. Wall space in the strong rooms is sufficient for many years to come, but the floor space will soon be inadequate. Land, debt and contract registers are of such size and weight that in order to preserve them they must be kept on desks or tables, and those at present in use take up nearly all available space.

The fees earned by my office more than cover the cost of administration, and no credit is taken for the large amount of work done free of charge for other Departments of Government. Those fees are on the whole moderate, but I think that should the Deeds Registries Bill become law and new Regulations be promulgated, some of the charges provided for in the existing tariff of fees might be reduced.

J. SMUTS,

Registrar of Deeds.

Deeds Office, Pretoria,

29th January, 1918.

Deeds Office Pretoria Return for the Calendar Year 1917.

Description.	No.	Farms.	Erven and Lots.	Total Value.	Transfer Duty.	Stamp Duty.	Fees.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Transfer Deeds registered: Transfer Rand Townships Office	—	—	—	1,405,358 1 5	—	—	—
Certificates of Registered Title .. .. .. Certificates of Township Title .. .. .. Certificates of Amalgamated Title .. .. Certificates of Title .. Certificates of Conversion to Freehold .. .. Transfer Deeds in favour of the Government ..	10,990	2,914,138 9 5	788,936 0 1	*a*3,703,074 9 6	*b*42,299 15 10	*c*9,215 17 6	5,415 2 0
	—	111,443 18 7	19,142 19 0	*d*130,586 17 7	—	297 1 0	17 14 0
Bonds.							
Special	2,339	—	—	*e*1,963,668 1 6	*f*120 12 7	2,367 19 6	1,754 5 0
Land Bank	1,167	—	—	*g*553,745 0 0	—	503 14 0	990 0 0
Mining Rights and Rand Townships Office ..	2,151	—	—	*h*1,762,668 10 7	—	—	537 15 0
Notarial	418	—	—	*i*848,192 8 7	—	—	104 10 0
Properties released ..	548	—	—	—	—	—	137 0 0
Cancellations and part payments noted ..	3,269	—	—	*j*3,286,474 11 9	—	—	729 5 0
Bonds ceded and substituted	662	—	—	5,528,291 5 1	—	—	318 18 6
Miscellaneous Contracts	16	—	—	—	—	—	4 0 0
Servitudes, Leases, etc., Mineral Contracts ..	363	—	—	214,713 14 0	2,692 7 11	—	90 15 0
Prospecting Contracts ..	42	—	—	—	—	—	10 10 0
Settlers' Leases 382; Settlers' Licences 52; Reserves .. 1	435	—	—	22,775 5 10	*k*290 1 10	—	32 5 0
Amendments and Entries made by virtue of Section 44 of Act 25 of 1909, and Sections 51 and 60 of Act 24 of 1913	—	—	—	—	—	—	149 0 0
Antenuptial Contracts..	1,184	—	—	—	—	—	296 0 0
General Powers of Attorney	153	—	—	—	—	—	3 15 0
Special Powers of Attorney	11	—	—	—	—	—	5 0
Copies Lost Titles ..	121	—	—	—	—	—	113 17 6
Searches, Certificates, Certified copies, etc., not above specified ..	—	—	—	—	—	—	959 13 6
Personal rights	7	—	—	150 0 0	2 8 7	—	1 15 0
Mijnpachten and renewals thereof	24	—	—	—	—	—	6 0 0
Owners' reserves ..	—	—	—	—	—	—	—
Deposits	4	—	—	—	—	—	1 0 0
Deeds of Grant.. ..	365	20,267 16 10	14,102 0 0	*m*34,369 16 10	456 15 0	—	168 15 0
	—	—	—	—	45,862 1 9	12,384 12 0	11,842 0 6

a Includes values of properties taken over from Estates of deceased persons, donations, bequests, inheritances.

b Includes duty on donations, property taken over by heirs in excess of inheritances, fines and interest on Transfer Duty, also duty paid on fixed property, assets of Companies which include mining property; only value of freehold shown in value column.

c Excludes stamp duty on transfers passed in Johannesburg and stamped in respect of freehold properties in accordance with provisions of Section 19 of Stamp Duty Act, 1911, but includes duty paid to Deeds Office where some properties have been transferred in Johannesburg.

d Does not include value of donations, exchanges, etc.

e Includes 21 collateral Bonds at £225,736 9s. 1d.

f Transfer Duty on properties taken over under Section 51, Act 24 of 1913.

g Includes 3 collateral Bonds at £2,890.

h Includes 1 collateral Bond at £500 and 4 Debenture Bonds at £344,295.

i Includes 52 collateral Bonds at £283,842 14s. 8d.

j Includes 26 collateral Bonds at £90,550 and 669 Land Bank Bonds at £295,022.

k Transfer Duty on cessions of licences and leases.

l Registration fees on cessions of leases and licences.

m Only shows value where stated in Deeds.

Comparative Statement from Deeds Office Pretoria Returns for the Years 1915, 1916 and 1917.

	Number of Deeds.			Transfer Duty.			Stamp Duty Act of 1911.			Fees.		
	1915.	1916.	1917.	1915.	1916.	1917.	1915.	1916.	1917.	1915.	1916.	1917.
				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Transfer Deeds and various Certificates of Title	7,905	10,003	10,990	30,887 15 9	45,002 14 10	42,299 15 10	6,583 4 0	7,930 9 6	9,215 17 6	3,970 14 0	5,126 2 0	5,415 2 0
Deeds of Grant	371	360	365	343 13 7	308 10 11	456 15 0	—	—	—	153 5 0	173 0 0	168 15 0
Bonds, Special, including Land Bank	2,406	3,311	3,506	109 7 2	170 15 2	120 12 7	2,561 6 6	2,945 11 0	2,871 13 6	1,809 15 0	2,517 15 0	2,744 5 0
Bonds, Mining Rights and Rand Townships Office	2,152	2,535	2,151	—	—	—	—	—	—	538 0 0	633 15 0	537 15 0
Bonds, Notarial	395	365	418	—	—	—	—	—	—	98 15 0	91 5 0	104 10 0
Bonds cancelled and part payments noted	2,607	3,170	3,269	—	—	—	—	—	—	573 0 0	720 10 0	729 5 0
Bonds ceded and substituted	682	698	662	—	—	—	263 18 0	244 8 0	318 18 6	170 10 0	174 10 0	165 10 0
Bonds, properties released	386	494	548	—	—	—	—	—	—	96 10 0	123 10 0	137 0 0
Miscellaneous Contracts	14	11	16	—	—	—	—	—	—	3 10 0	2 15 0	4 0 0
Servitudes, Leases and Mineral Contracts	233	308	363	1,037 15 1	1,478 7 2	2,692 7 11	—	—	—	58 5 0	77 0 0	90 15 0
Prospecting Contracts	17	73	42	—	—	—	—	—	—	4 5 0	18 5 0	10 10 0
Settlers' Leases, Settlers' Licences and Reserves	553	484	435	561 4 5	256 0 8	290 1 10	—	—	—	23 0 0	33 10 0	32 5 0
Antenuptial Contracts	1,125	1,127	1,184	—	—	—	—	—	—	281 5 0	281 15 0	296 0 0
Mijnpachten	15	36	24	—	—	—	—	—	—	3 15 0	9 0 0	6 0 0
General Powers of Attorney	117	153	153	—	—	—	—	—	—	5 0 0	4 0 0	3 15 0
Special General Powers of Attorney	12	7	11	—	—	—	—	—	—	15 0	5 0	5 0
Personal Rights	1	6	7	—	—	2 8 7	—	—	—	5 0	1 10 0	1 15 0
Owners' Reservations	2	—	—	—	—	—	—	—	—	10 0	—	—
Documents deposited	2	3	4	—	—	—	—	—	—	10 0	15 0	1 0 0
Amendments, Cancellations, etc.	—	—	—	—	—	—	—	—	—	115 10 0	161 15 0	149 0 0
Copies, Lost Titles	40	113	121	—	—	—	—	—	—	44 4 0	104 7 0	113 17 6
Searches, Certificates, certified copies, etc.	—	—	—	—	—	—	—	—	—	503 9 9	585 1 6	959 13 6
£	—	—	—	32,939 16 0	47,216 8 9	45,862 1 9	29,408 9 6	11,120 8 6	12,703 10 6	8,454 13 6	10,840 6 0	11,670 18 0

Collateral and Debenture Bonds Registered and Cancelled during the period from 1st June, 1910 to 31st December, 1917.

Year.	Special collateral.	Land Bank collateral.	Mining Right and Rand Townships Registrar. collateral.	Notarial collateral.	Collateral Bonds cancelled.	Debenture Bonds, Special, passed.	Debenture Bonds Rand Townships Registrar, passed.	Debenture Bonds cancelled.
	£	£	£	£	£	£	£	£
1910	627,925	—	—	104,109	32,400	934,000	—	—
1911	3,303,580	17,750	245,200	43,607	2,086,725	5,495,000	—	1,250,000
1912	5,365,375	100	82,534	125,558	64,362	761,000	—	—
1913	5,514,485	13,990	1,114,116	44,947	54,825	688,250	—	—
1914	916,658	3,450	680,150	18,800	46,590	91,500	679,500	368,530
1915	151,895	500	16,200	56,260	55,759	5,000	120,000	64,000
1916	72,069	3,265	1,850	47,100	237,350	—	9,000	—
1917	225,736	2,890	500	283,842	90,550	—	344,295	—
	£16,177,723	£41,945	£2,140,550	£724,223	£2,668,561	£7,974,750	£1,152,795	£1,682,530

Comparative Statement of Deeds Registered during the period 1st June, 1910 to 31st December, 1917.

	Number of Deeds.								Value.							
	1.6.'10 to 31.12.'10	1911.	1912.	1913.	1914.	1915.	1916.	1917.	1.6.'10 to 31.12.'10.	1911.	1912.	1913.	1914.	1915.	1916.	1917.
									£	£	£	£	£	£	£	£
Transfers and various Certificates of Title	5,890	10,241	10,939	10,921	8,388	7,905	10,003	10,990	2,161,780	3,249,149	4,807,163	4,456,508	4,230,554	3,356,632	4,187,670	5,239,019
Deeds of Grant	197	361	360	473	391	371	360	365	17,191	87,248	67,436	27,661	62,151	28,434	22,077	34,370
Bonds passed	3,078	5,578	6,150	6,482	5,114	4,953	6,211	6,075	3,417,305	14,832,500	10,059,845	4,078,231	6,293,677	4,436,844	3,558,190	5,128,274
Bonds cancelled and part payments ..	1,557	2,531	2,605	3,083	2,347	2,607	3,170	3,269	1,734,315	7,970,532	1,960,016	2,641,120	2,231,340	2,339,346	2,795,214	3,286,475
Contracts, Leases and Powers of Attorney	1,410	2,222	2,265	2,118	2,203	2,094	2,188	2,239	—	—	—	—	—	—	—	—

Total amount of Transfer Duty according to Transfer Duty Receipts produced in respect of all Deeds registered during the period 1 June, 1910—31 December, 1917 .. £337,802
Amount of Stamp Duty levied on Deeds registered during the period 1 June, 1910—31 December, 1917 .. .. £91,493
Fees levied during the period 1 June, 1910—31 December, 1917 .. .. £78,010

STATEMENT showing the value of properties in different districts in the Transvaal, transferred in the name of the Government, during the year 1917.

District.	Farms and Portions of Farms.			Erven and Lots.			Total.		
	£	s.	d.	£	s.	d.	£	s.	d.
Bethal	11,370	2	6	115	0	0	11,485	2	6
Bloemhof	1,980	3	2	—			1,980	3	2
Carolina	7,017	6	6	—			7,017	6	6
Ermelo..	10	10	6	436	1	6	446	12	0
Germiston	—			25	0	0	25	0	0
Heidelberg	3,502	7	10	596	0	0	4,098	7	10
Johannesburg	2,900	0	0	16,817	0	0	19,717	0	0
Krugersdorp	951	0	0	150	0	0	1,101	0	0
Lichtenburg	3,262	0	0	—			3,262	0	0
Lijdenburg	2,751	0	0	803	17	6	3,554	17	6
Marico	50	0	0	—			50	0	0
Middelburg	3,631	18	0	—			3,631	18	0
Pietersburg	3,525	5	9	—			3,525	5	9
Piet Retief	290	17	6	—			290	17	6
Potchefstroom	75	0	0	—			75	0	0
Pretoria	8,016	0	0	200	0	0	8,216	0	0
Rustenburg	23,807	10	0	—			23,807	10	0
Standerton	36,883	3	5	—			36,883	3	5
Wakkerstroom	3	8	5	—			3	8	5
Waterberg	5	0	0	—			5	0	0
Zoutpansberg	1,411	5	0	—			1,411	5	0
Total .. .. ..£	111,443	18	7	19,142	19	0	130,586	17	7

VALUE OF PROPERTY ACQUIRED DURING PERIOD 1 JUNE, 1910 TO 31 DECEMBER, 1917.

	By Government.			By Natives.			By Asiatics and Asiatic Companies.		
	£	s.	d.	£	s.	d.	£	s.	d.
1 June, 1910—31 December, 1910 ..	24,082	9	0	15,478	17	6	11,000	0	0*
1 January, 1911—31 December, 1911	81,634	15	8	17,390	16	0	—		
1 January, 1912—31 December, 1912	47,721	10	10	35,055	0	10	—		
1 January, 1913—31 December, 1913	93,591	6	0	56,947	4	5	—		
1 January, 1914—31 December, 1914	190,462	15	8	25,841	8	0	300	0	0
1 January, 1915—31 December, 1915	12,281	1	5	15,790	2	6	13,340	0	0
1 January, 1916—31 December, 1916	47,609	5	6	22,844	15	3	30,511	0	0
1 January, 1917—31 December, 1917	130,586	17	7	11,659	2	6	56,026	0	0
Totals .. ..£	627,970	1	8	201,007	7	0	111,177	0	0

* Transferred in terms of Section 19 of Act 36 of 1908 (Transvaal).

BONDS PASSED IN FAVOUR OF ASIATICS, ASIATIC COMPANIES AND NATIVES FROM 1 JUNE, 1910 TO 31 DECEMBER, 1917.

	£	s.	d.	
1 June, 1910—31 December, 1910 ..	2,993	0	0	
1 January, 1911—31 December, 1911 ..	43,695	0	0	
1 January, 1912—31 December, 1912 ..	35,255	0	0	
1 January, 1913—31 December, 1913 ..	46,537	0	0	Including an amount of £100 in favour of Native.
1 January, 1914—31 December, 1914 ..	22,418	0	0	
1 January, 1915—31 December, 1915 ..	28,599	0	0	
1 January, 1916—31 December, 1916 ..	29,970	0	0	One Bond for £119 in favour of Native not included.
1 January, 1917—31 December, 1917 ..	11,096	0	0	
Total	£220,566	0	0	

REPORT OF THE REGISTRAR OF DEEDS, ORANGE FREE STATE, FOR THE YEAR 1917.

I have the honour to submit herewith statistical returns showing the work accomplished in this office since the establishment of Union, together with statements of revenue collected in connection therewith since 1st January, 1912.

These returns and statements comprise:—

No. 1, showing the numbers of deeds and other instruments registered or dealt with during each of the calendar years from 1st June, 1910, to 31st December, 1917.

No. 2, showing the revenue collected under the headings of Fees of Office, Stamp and Capital Duty, and Transfer Duty in connection with the various classes of deeds.

No. 3, giving a detailed comparative statement of revenue collected in connection with deeds during the years 1912 to 1917 inclusive, no record having been kept of revenue prior to 1912.

No. 4, containing two statements, the first giving the total values of landed property transferred, the total amounts of bonds registered, and the total amounts of bonds cancleled, partly or wholly, during the calendar years from 1st June, 1910, to 31st December, 1917. The landed property is shown in its two natural divisions, farm property and urban property, and the bonds are also sub-divided into the two classes of special or conveyancing bonds and notarial bonds. The second statement contains a comparison of the various amounts of revenue collected in the calendar years 1912 to 1917, classified according the the class of revenue.

No. 5, giving particulars relating to Companies as furnished to the Registrar of Companies, Pretoria.

The first point to be noted about these statistics is the disappearance of the items relating to Patents and Trademarks, which in former years formed part of the work of this office. By Act No. 9 of 1916, the registration of Patents and Trademarks was transferred to the office of the Registrar of Patents and Trademarks, Pretoria, and the records of this office relating thereto were handed over at the beginning of 1917. It has been considered advisable for purposes of comparison to omit all the items that appeared in the previous Annual Reports under these headings.

It will be seen from statement No. 1 that a considerable increase has taken place since the previous year in the principal items. This is markedly the case with deeds of transfer, which have increased from 4,410 in 1916, to 5,211 in 1917. This increase may be partly ascribed to the practice which has been growing during the last two years of adopting the form of deeds of transfer on partition, which entails the passing of separate deeds for each party to the partition, or each sub-divisional portion, in place of the old deed of partition, which required only one deed setting out the whole transaction, but it is mainly due to greater activity in real estate and to a rise in value of land in this Province. This has no doubt been caused by the higher prices obtained on account of the war for farming products, a circumstance that is also reflected in the increased number of bonds reduced or cancelled during the year 1917, this number surpassing that of any previous year since Union. The number of new bonds passed during 1917 is practically the same as in 1916, although those passed in favour of the Land Bank show a considerable increase. The number of cessions of bonds is greater than that recorded in any single year since 1912, indicating an unusual degree of change in the ownership of mortgage investments. The abnormal figures of 1912 were mainly due to extensive sales and cessions of Government bonds to private institutions, and also to bank amalgamations.

Advances by the Land Bank to farmers for erection of fences and construction of dipping tanks have fallen off markedly since their inception in 1913, and now stand at a negligible figure, whereas the cancellations of these advances due to repayment have steadily increased.

The other items are of less importance, and do not seem to require comment, except that it may be noted that so far as this Province is concerned the number of notarial bonds registered does not show any particular increase in spite of the fears expressed in some quarters regarding the probable effects of the provision in Section 87 (1) of the Insolvency Act No. 32 of 1916, with respect to the general clause in special mortgages. This observation, however, must be modified by the fact shown on Statement No. 4, that the amounts of notarial bonds have increased in 1917 out of all proportion to their number, the amount secured under notarial bonds in that year being $2\frac{1}{2}$ times the amount so secured in the years 1912 to 1915, and over 3 times the amount in 1916.

Comparison of the figures for 1917 with those of the preceding years indicates a steady and progressive increase in the work of the office, interrupted firstly, by the abnormal year 1913, and, secondly, by the effects of the outbreak of war, and still more of the rebellion, as shown by the diminished numbers in 1914 and 1915. From these disturbing influences the figures for 1916 show a complete recovery, and those of 1917 exhibit a still further advance.

The values shown on Return No. 4 illustrate these points still more clearly. The year 1912 shows a moderate increase over 1911 in the value of landed property transferred. In 1913 there is a sudden rise of over half a million, followed in 1914 by a still more sudden drop of over £800,000, and in 1915 by a further fall of over £400,000. In 1916 there was a recovery to the extent of £800,000, bringing the values for that year to a total somewhat exceeding those in 1912. In 1917 there has been an unexampled increase of nearly a million and a half, which brings the value transferred in that year to nearly a million in excess of that in 1913. It will be observed that the fluctuations occur more in the values of farm property, the values of town properties transferred having been more uniform throughout.

The figures for the amounts of bonds passed show less variation than those of the values of property. The only marked exception occurs in 1913. The abnormality of 1913 is most evident in the matter of new mortgage indebtedness. In that year the amount secured under mortgage was greater than the value of property transferred. This was due to various reasons, among which may be mentioned the effect of the passing of Act 15 of 1912, which involved the issue of over 600 Crown grants to settlers, and the passing of a corresponding number of bonds by them in favour of the Government, in each case for a substantial amount. Similarly the Land Bank Act No. 18 of 1912 brought about the passing of some 600 bonds in 1913 in favour of that Institution.

The variations in the amounts of bonds cancelled are less striking than those even of the amounts of new bonds passed. There seems to be some obscure relationship between these two amounts, the amount of bonds cancelled being generally in the neighbourhood of two-thirds of the amount of bonds passed.

The percentage of the amounts of bonds passed in each year to the value of property transferred has been calculated for the past nine years, for which period alone the figures are available.

The results are shown in the following figures:—

1917, 67·6; 1916, 71·5; 1915, 81·3; 1914, 93·2; 1913, 116·6; 1912, 89·8; 1911, 79·9; 1910, 109·4; 1909, 83·6; giving an average of 88·1.

The percentage of amounts of bonds cancelled to the amounts of bonds passed during the same period is shown as follows: 1917, 66·1; 1916, 77·1; 1915, 64; 1914, 67·4; 1913, 51·1; 1912, 85·7; 1911, 56·3; 1910, 66; 1909, 67; giving an average of 66·7.

With regard to the revenue collected there is little to remark, save that the amount collected under the head of transfer duty has been very much smaller since the coming into effect of Act 11 of 1913.

In addition to the activities of the office presented on the statements appended to this report mention may be made of the fact that during 1917 3,656 weekly returns of transactions in landed property were sent to magistrates and detached assistant magistrates, in accordance with the requirements of Section 11 of the Deeds Registry Ordinance No. 33 of 1902, as compared with 3,507 sent during the preceding year. The numbers sent to the respective officers were as follows:—

Magistrate.	No.	Magistrate.	No.	Magistrate.	No.
Bloemfontein ..	56	Bethlehem	153	Bethulie	99
Boshof	145	Bothaville	84	Brandfort	120
Dewetsdorp	55	Edenburg	89	Fauresmith.. ..	139
Ficksburg	82	Fouriesburg ..	53	Frankfort	143
Harrismith	156	Heilbron	145	Hoopstad	127
Jacobsdal	44	Kroonstad	152	Ladybrand ..	160
Lindley	150	Philippolis	106	Reitz	99
Rouxville	104	Senekal	171	Smithfield	123
Thaba 'Nchu ..	106	Trompsburg ..	65	Vrede	135
Vredefort	155	Wepener	96	Winburg	170
Zastron	145				

To the Auditor-General were sent 29 monthly returns of new farms registered.

With regard to these returns it may be observed that Section 11 of the Deeds Registry Ordinance, 1902, requires notices of transactions in land to be sent to the resident magistrate of each district. It has been the custom, however, in this connection to regard the sub-districts under the jurisdiction of detached assistant magistrates as districts, and to send returns concerning land in a sub-district to the detached assistant magistrate and not to the magistrate. The establishment by Government Notice No. 7 of 1918 of new sub-districts, and the alteration of the old ones under the jurisdiction of magistrates raised a serious question for the office, as it appeared to involve the readjustment of the Land Registers of 12 out of the 24 districts, and the framing of new Land Registers for the 8 sub-districts, a difficult and lengthy process. The law advisers having, however, expressed their opinion that the Government Notice in question did not affect the question of land

ownership or of the sending of returns, it has been considered that the practice of the office should be altered to adhere strictly to the wording of the section of the Deeds Registry Ordinance quoted above, and thus to send returns only to the magistrates of the principal districts in the Province.

During the year 1917 1,345 letters were received, and 910 dispatched.

Companies.—Attention has been called in previous reports, and especially that of 1916, to the inadequacy of the Company Law of this Province. Up to 1912 the administration of the law was very lax, but from that date a more rigorous supervision in company matters has been gradually introduced. A beginning was made with foreign companies registered under the provisions of Ordinance 24 of 1904, and these have now been placed on a satisfactory footing. Considerable progress has also been made with local companies, and it is hoped that these will before long be brought up to date.

Staff.—At the date of Union, or shortly thereafter, the Staff consisted of the Registrar, Assistant Registrar, Examiner, 3 Second Grade, 3 Third Grade, and 2 Temporary Clerks, and 1 Messenger. In 1911, the Registrar, Mr. Austin, was retired on pension, and I was appointed in his place. In 1912 the Assistant Registrar was retrenched, and the Examiner, Mr. Ham, succeeded him. In the same year the Staff was reorganised by the Public Service Commission, and at the beginning of 1913 it consisted of the Registrar, the Assistant Registrar, 1 Examiner, 1 First Grade, 3 Second Grade, and 5 Third Grade Clerks, and 1 Messenger. Towards the end of 1913, owing to the great increase of work, the addition of another First Grade Clerk was authorised, and in 1914 this additional clerk was appointed. This additional First Grade clerkship became vacant in 1915, and owing to the decrease in the work of the office this post has remained vacant up to the present. Owing to the continued increase of work mentioned above steps are now being taken to fill the vacancy. In 1916 one of the third grade clerkships was converted into a female clerkship.

The outbreak of war created staff difficulties owing to a number of the staff volunteering for active service. Four members, Messrs. Ham, Wahl, Boucher and Carrol were engaged in the German West Campaign, and all returned. Subsequently, Mr. C. J. Boucher joined the South African Contingent, and proceeded oversea. He was wounded in Egypt, and after the Delville Wood fight was promoted Lieutenant, but was shortly afterwards killed in action in Flanders on the 7th or 8th September, 1916.

In February, 1916, Mr. M. D. Wahl proceeded oversea, where he joined the Royal Artillery. After some months' service in France, during which he attained the rank of Captain, he was killed in action on 21st June, 1917.

In May, 1916, Mr. E. F. Beckwith vounteered for service in German East Africa, from which he returned in February, 1917.

Office Accommodation.—The matter of office accommodation has caused considerable difficulty for some years past, partly owing to increase of staff, partly to the unsuitability of the underground strong rooms for working in, owing to the deficient light and ventilation, and partly to the fact that the shelf space for records is insufficient for the needs of the office. In 1912 a new strong room was promised, and a sum placed on the Estimates for its construction, but the work was never proceeded with, and all that has been done has been the furnishing of new shutters for the windows.

I have, in conclusion, to express my satisfaction with the manner in which all members of the staff have co-operated in carrying on the work of the office, and I would specially mention the Assistant Registrar, the Examiner and Mr. Beckwith.

GEO. DENOON,

Registrar of Deeds, O.F.S.

Deeds Office, Bloemfontein,

30th January, 1918.

ORANGE FREE STATE PROVINCE.

STATEMENT SHOWING THE NUMBERS OF THE VARIOUS CLASSES OF DEEDS REGISTERED DURING THE YEAR 1917, AS COMPARED WITH PREVIOUS YEARS SINCE THE DATE OF UNION.

Nature of Deed or Other Instrument.	Numbers Registered.							
	1917.	1916.	1915.	1914.	1913.	1912.	1911.	Seven Months, 1/6/'10 to 31/12/'10
Deeds of Transfer	5,211	4,410	3,095	3,500	4,827	4,370	4,366	2,142
Crown Grants	25	13	19	43	657	—	—	—
Deeds of Grant (amended Titles, etc.) ..	117	107	74	103	187	154	200	46
Total Title Deeds	5,363	4,530	3,188	3,646	5,671	4,524	4,566	2,188
Bonds, Special Mortgage (Ordinary) ..	2,377	2,489	2,080	2,657	3,306	2,532		
Bonds, Special Mortgage (Land Bank) ..	304	185	49	116	615	72		
Bonds, Special Mortgage (Kinderbewijzen)	50	47	43	27	26	39	2,646	1,725
Bonds, Notarial (Kinderbewijzen)	11	23	37	39	28	—		
Bonds, Notarial (Ordinary)	70	52	74	95	93	93		
Total Bonds Passed	2,812	2,796	2,283	2,934	4,068	2,736	2,646	1,725
Bonds, Cancellations	2,914	2,443	1,581	2,004	2,854	2,095		
Bonds, Cessions	563	386	436	342	430	632	2,728	1,971
Bonds, Substitutions	91	93	79	76	108	118		
Bonds, Waivers of Preference	28	23	14	4	26	—	—	—
Total	3,596	2,945	2,110	2,426	3,418	2,845	2,728	1,971
Advances by Land Bank	4	6	6	68	123	—	—	—
Advances by Land Bank Cancellations ..	26	16	13	13	—	—	—	—
Deeds of Servitudes, Leases, etc.	50	28	21	57	84	27	—	—
Prospecting Contracts	1	4	3	1	8	20	—	—
Land Settlement Leases	11	23	36	26	—	—	—	—
Miscellaneous Contracts	6	5	1	7	—	—	—	—
Antenuptial Contracts	281	321	255	233	282	254	260	
General Powers of Attorney	176	201	210	246	190	170	155	177
Copies of Deeds to serve as Originals ..	45	60	25	38	71	54	65	
Extracts of Wills and Master's Notices ..	101	91	105	75	155	162	—	—
Interdicts, Insolvencies, etc.	40	91	64	40	35	21	—	—
Miscellaneous, including Amendments of Deeds	206	288	150	232	—	—	—	—
Certificates of Ownership, etc.	19	57	39	16	285	276	311	185
Copies of Deeds, not to serve as Originals	85	113	67	19	—	—	—	—
Endorsements of Terms of Wills	28	28	37	11	—	—	—	—
Companies, Local, New	22	20	15	10	—	—	—	—
Companies, Foreign, New	7	6	4	3	23	24	28	17
Companies, Local, Increases of Capital ..	9	9	1	3	—	—	—	—
Companies, Local, Reductions of Capital..	—	1	—	—	—	—	—	—
Companies, Local, Liquidations	2	1	1	6	—	—	—	—
Companies, Foreign, Annual Payments ..	54	44	42	37	—	—	—	—
Companies, Foreign, Increases of Capital..	2	—	1	4	—	—	—	—
Companies, Foreign, Liquidations	3	1	1	11	—	—	—	—
Companies, Certified Copies and Certificates	7	11	—	—	—	—	—	—
Companies, Amended and Supplementary Articles of Association	12	7	—	—	—	—	—	—
Companies, Change of Name	—	2	—	—	—	—	—	—
Totals	12,968	11,705	8,678	10,162	14,413	11,113	10,759	6,263

Deeds Office,
Bloemfontein,
30th January, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

ORANGE FREE STATE PROVINCE.

Statement of Revenue Collected in connection with the Registration of the various classes during the year 1917.

Nature of Deed or other Instrument.	Fees of Office.			Stamp and Capital Duty.			Transfer Duty.		
	£	s.	d.	£	s.	d.	£	s.	d.
Deeds of Transfer	1,311	12	0	9,411	19	3	67,919	0	10
Crown Grants	6	5	0	—			94	7	5
Deeds of Grant (Amended Titles, etc.)	29	5	0	107	0	0	—		
Total Title Deeds	1,347	2	0	9,518	19	3	68,013	8	3
Total Bonds passed	699	15	0	3,099	7	5	—		
Bonds, Cancellations	477	6	0	—			—		
Bonds, Cessions	135	5	0	277	4	6	—		
Bonds, Substitutions	33	5	0	—			—		
Bonds, Waivers of Preference	8	0	0	—			—		
Advances by Land Bank	1	0	0	—			—		
Advances by Land Bank, Cancellations	6	10	0	—			—		
Deeds of Servitudes, Leases, etc.	12	10	0	28	0	0	153	3	1
Prospecting Contracts		5	0		2	0	—		
Land Settlement Leases	2	15	0	—			114	6	1
Miscellaneous Contracts	1	10	0	1	4	0	—		
Antenuptial Contracts	70	5	0	295	8	0	—		
General Powers of Attorney	43	15	0	64	0	0	—		
Copies of Deeds to serve as Originals	25	0	0	—			—		
Extracts of Wills and Master's Notices	—			—			—		
Interdicts, Insolvencies, etc.	10	0	0	—			—		
Amendments of Deeds	51	10	0	—			—		
Certificates of Ownership, etc.	5	0	0	—			—		
Copies of Deeds not to serve as Originals	25	0	0	—			—		
Endorsements of terms of Wills	7	5	0	—			—		
Companies, Local, New	11	15	0	662	15	0	—		
Companies, Local, Increases of Capital	4	10	0	922	15	0	—		
Companies, Local, Reductions of Capital	—			—			—		
Companies, Local, Liquidations		2	0	—			—		
Companies, Foreign, New	3	10	0	—			—		
Companies, Foreign, Annual Payments	679	17	0	—			—		
Companies, Foreign, Increases of Capital	1	0	0	—			—		
Companies, Foreign, Liquidations		3	0	—			—		
Companies, Certified Copies and Certificates	3	0	6	—			—		
Companies, Amended and Supplementary Articles of Association	6	5	0	—			—		
Companies, Change of Name	—			—			—		
Companies, Fine	5	0	0	—			—		
Searches and Information Supplied	143	5	6	—			—		
Filing Fees	159	14	0	—			—		
Total	£3,951	0	0	£14,869	15	2	£68,280	17	5

Deeds Office,
Bloemfontein,
30th January, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

ORANGE FREE STATE PROVINCE.

Detailed Comparative Statement of Revenue Collected during the past Six Years.

Nature of Deed or Instrument.	Class of Revenue.	1917.	1916.	1915.	1914.	1913.	1912.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Deeds of Transfer	Fees of Office	1,311 12 0	1,150 5 0	783 10 0	942 15 0	1,212 10 0	1,233 10 0
Deeds of Transfer	Stamp Duty	9,411 19 3	6,272 15 6	4,291 5 0	5,660 7 6	8,133 17 0	6,647 10 0
Deeds of Transfer	Transfer Duty	67,919 0 10	46,278 7 1	29,953 15 8	47,578 15 6	100,236 3 0½	94,585 6 6
Crown Grants	Fees of Office	6 5 0	3 5 0	4 15 0	10 15 0	164 5 0	—
Crown Grants	Stamp Duty	—	—	3 15 0	—	—	—
Crown Grants	Transfer Duty	94 7 5	45 8 7	3 6 9	12 8 0	36 16 11	—
Deeds of Grant	Fees of Office	29 5 0	26 15 0	22 10 0	25 10 0	45 15 0	31 5 0
Deeds of Grant	Stamp Duty	107 0 0	107 15 0	76 5 0	162 17 0	111 5 0	—
Deeds of Grant	Transfer Duty	—	—	—	—	1 0	—
Bonds Passed	Fees of Office	699 15 0	699 10 0	570 15 0	743 0 0	1,016 10 0	660 10 0
Bonds Passed	Stamp Duty	3,099 7 5	2,539 4 0	1,835 6 6	2,980 15 0	4,100 17 4	2,955 11 6
Bonds, Cancellations	Fees of Office	447 6 0	370 1 0	273 16 0	303 18 0	429 13 0	314 5 0
Bonds, Cessions	Fees of Office	135 5 0	96 10 0	109 8 0	81 5 0	113 0 0	158 0 0
Bonds, Cessions	Stamp Duty	277 4 6	190 3 0	233 19 0	190 0 9	289 8 6	142 19 0
Bonds, Substitutions	Fees of Office	33 5 0	34 5 0	28 10 0	37 10 0	57 10 0	59 0 0
Bonds, Waivers of Preference	Fees of Office	8 0 0	5 15 0	3 10 0	1 0 0	6 10 0	—
Advances by Land Bank	Fees of Office	1 0 0	1 10 0	1 10 0	17 0 0	30 15 0	—
Advances by Land Bank, Cancellations	Fees of Office	6 10 0	4 0 0	3 5 0	3 5 0	—	—
Deeds of Servitudes, Leases, etc.	Fees of Office	12 10 0	7 0 0	5 5 0	15 5 0	21 10 0	6 15 0
Deeds of Servitudes, Leases, etc.	Stamp Duty	28 0 0	2 16 0	2 2 0	6 9 0	9 11 6	5 11 6
Deeds of Servitudes, Leases, etc.	Transfer Duty	153 3 1	582 3 0	61 8 7	96 14 2	156 16 9	569 5 1
Prospecting Contracts	Fees of Office	5 0	1 0 0	15 0	5 0	2 0 0	5 0 0
Prospecting Contracts	Stamp Duty	2 0	8 0	6 0	2 0	19 0	3 17 0
Prospecting Contracts	Transfer Duty	—	—	—	—	—	9 2 0
Land Settlement Leases	Fees of Office	2 15 0	5 15 0	9 0 0	6 10 0	—	—
Land Settlement Leases	Transfer Duty	114 6 1	64 14 3	606 0 9	1,132 16 4	—	—
Miscellaneous Contracts	Fees of Office	1 10 0	1 5 0	5 0	1 15 0	—	—
Miscellaneous Contracts	Stamp Duty	1 4 0	1 0 0	4 0	1 8 0	—	—
Antenuptial Contracts	Fees of Office	70 5 0	80 5 0	63 15 0	58 5 0	70 15 0	63 10 0
Antenuptial Contracts	Stamp Duty	295 8 0	331 6 0	249 18 0	227 2 0	226 0 0	211 0 0
General Powers of Attorney	Fees of Office	43 15 0	48 15 0	51 0 0	61 10 0	48 10 0	42 10 0
General Powers of Attorney	Stamp Duty	64 0 0	65 15 0	68 15 0	77 5 6	51 5 0	42 10 0
Copies of Deeds to serve as Originals	Fees of Office	25 0 0	30 0 0	12 10 0	19 0 0	35 10 0	27 0 0
Extracts of Wills and Master's Notices	Fees of Office	—	—	—	—	22 5 0	29 10 0
Interdicts, Insolvencies, etc.	Fees of Office	10 0 0	22 15 0	16 0 0	9 5 0	8 15 0	5 5 0
Amendments of Deeds	Fees of Office	51 10 0	72 0 0	37 10 0	58 0 0	71 15 0	68 10 0
Certificates of Ownership, etc.	Fees of Office	5 0 0	14 5 0	9 15 0	4 0 0	—	—
Copies of Deeds, not to serve as Originals	Fees of Office	25 0 0	28 5 0	16 15 0	4 15 0	—	—
Endorsements of terms of Wills	Fees of Office	7 5 0	7 0 0	9 5 0	2 15 0	—	—
Companies, Local, New	Fees of Office	11 15 0	10 0 0	7 10 0	2 10 0	5 15 0	6 0 0
Companies, Foreign, New	Fees of Office	3 10 0	3 0 0	1 15 0	15 0		
Companies, Local	Capital Duty	662 15 0	1,445 0 0	947 5 0	700 0 0	657 0 0	440 15 0
Companies, Local, Increase of Capital	Fees of Office	4 10 0	4 10 0	5 0	3 0	—	—

ORANGE FREE STATE PROVINCE—*continued.*

Detailed Comparative Statement of Revenue Collected during the past Six Years.

Nature of Deed or Instrument.	Class of Revenue.	1917.	1916.	1915.	1914.	1913.	1912.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Companies, Local, Increase of Capital	Capital Duty ..	922 15 0	116 0 0	125 0 0	27 0 0	—	—
Companies, Local, Reductions	Fees of Office ..	—	5 0	—	—	—	—
Companies, Local, Liquidations	Fees of Office ..	2 0	—	1 0	6 0	—	—
Companies, Foreign, Annual Payments	Fees of Office ..	679 17 0	813 8 0	665 17 0	701 11 0	737 11 0	456 13 0
Companies, Foreign, Increase of Capital	Fees of Office ..	1 0 0	—	5 0	16 0	—	—
Companies, Foreign, Liquidations	Fees of Office ..	3 0	—	1 0	11 0	—	—
Companies, Certificates and Certified Copies	Fees of Office ..	3 0 6	3 19 9	—	—	—	—
Companies, Amended and Supplementary Articles of Association ..	Fees of Office ..	6 5 0	3 10 0	—	—	—	—
Companies, Change of Name	Fees of Office ..	—	15 0	—	—	—	—
Companies, Fine	Fees of Office ..	5 0 0	5 0 0	—	—	—	—
Searches and Information Supplied	Fees of Office ..	143 5 6	186 5 0	133 12 0	196 15 2	225 3 6	183 15 0
Filing Fees	Fees of Office ..	159 14 0	125 1 0	86 4 0	89 4 0	83 4 0	—
Total	.. .. .. £	87,101 12 7	61,908 10 2	41,387 6 3	62.253 14 11	118,419 2 6½	108,964 5 7

N.B.—No record was kept of Revenue collected prior to 1912.

Deeds Office,
Bloemfontein,
30th January, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

[U.G. 8—'19.]

ORANGE FREE STATE PROVINCE.

A Comparative Statement showing the Total Value of Landed Property Transferred, the amounts of Bonds Registered and of Bonds cancelled since the date of Union.

	1917.	1916.	1915.	1914.	1913.	1912.	1911.	7 Months 1.6.10 to 31.12.1910.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Total Value of Landed Property Transferred:								
Farm Properties	3,499,058 9 8	2,120,001 10 1	1,567,568 8 1	1,992,496 18 2	2,709,774 5 9	2,156,890 0 8	—	—
Town Properties	551,151 19 3	552,531 9 11	308,555 17 0	312,672 9 1	459,846 7 6	340,616 5 2	—	—
Totals	4,050,210 8 11	2,672,533 0 0	1,876,124 5 1	2,305,169 7 3	3,169,620 13 3	2,497,506 5 10	2,368,285 7 3	895,968 0 0
Amounts of Bonds Registered:								
Special	2,411,888 1 5	1,812,862 15 2	1,402,223 17 3	2,021,364 17 5	3,574,731 8 4	2,115,431 19 0	—	—
Notarial	326,497 1 0	97,989 12 10	122,781 17 2	126,856 13 8	122,653 16 10	126,471 6 7	—	—
Totals	2,738,385 2 5	1,910,852 8 0	1,525,005 14 5	2,148,221 11 1	3,697,385 5 2	2,241,903 5 7	1,893,248 15 11	1,099,638 0 0
Amounts of Bonds Cancelled .. ..£	1,811,640 12 2	1,473,615 11 3	976,218 3 7	1,447,045 6 8	1,890,380 18 2½	1,920,277 0 10	1,066,832 9 9	795,734 0 0

A Comparative Statement of the various classes of Revenue collected in connection with Transactions Registered during the last Six Years.

Class of Revenue.	1917.	1916.	1915.	1914.	1913.	1912.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Fees of Office	2,963 3 6	2,736 0 9	2,043 1 0	2,412 4 0	3,363 3 0	2,710 10 0
Stamp Duty	13,284 5 2	9,511 2 6	6,761 15 6	9,306 6 9	12,923 3 4	10,008 19 0
Transfer Duty	68,280 17 5	46,970 12 11	30,624 11 9	*48,820 14 0	100,429 17 8½	95,163 13 7
Company Capital Duty	1,585 10 0	1,561 0 0	1,072 5 0	727 0 0	657 0 0	440 15 0
Foreign Companies, Annual Payments	679 17 0	813 8 0	665 17 0	701 11 0	737 11 0	456 13 0
Fine, Companies	5 0 0	5 0 0	—	—	—	—
Searches and Information Supplied	143 5 6	186 5 0	133 12 0	196 15 2	225 3 6	183 15 0
Filing Fees	159 14 0	125 1 0	86 4 0	89 4 0	83 4 0	—
Totals .. ..£	87,101 12 7	61,908 10 2	41,387 6 3	62,253 14 11	118,419 2 6½	108,964 5 7

*Rate of Transfer Duty reduced from 4% to 2% by Act 11 of 1913.

Deeds Office,
Bloemfontein,
30th January, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

ORANGE FREE STATE.

LIST OF SUB-HEADS UNDER WHICH PARTICULARS REQUIRED FALL IN REGARD TO COMPANIES OVER THE YEAR 1917.

	£	s.	d.
1. Receipts :			
(*a*) From the Registration of Local Companies	16	5	0
From the Registration of Foreign Companies	4	10	0
Certificates and Certified Copies	3	0	6
Amended and Supplementary Articles of Association	6	5	0
Fine	5	0	0
Changes of Name		Nil.	
(*b*) Searches and other Office charges	23	16	0
	£58	16	6

2. (*a*) Number of Companies Registered, Local 22, Foreign 7, Total 29.
(*b*) Number of Companies Registered not for Profit, Nil.
(*c*) Number of Increases of Capital, Local Companies 9, Foreign Companies 2, Total 11.
(*d*) Total amount of such Increases, Local Companies £369,000, Foreign Companies £45,000, Total £414,000.
(*e*) Number of Changes of Name, Nil.
(*f*) Number of Companies placed in Liquidation, Local 2, Foreign 3, Total 5.
(*g*) Total amount of Capital of such Companies, Local £8,000, Foreign £17,750, Total £25,750.
(*h*) Share Capital Duty on New Local Companies, £662 15s., Share Capital Duty on Increase of Capital of Local Companies, £922 15s., Total £1,585 10s.
(*i*) Total Capital, New Local Companies £265,000, New Foreign Companies £198,000, Total £463,000.
(*j*) Reduction of Capital of Companies, Nil.
(*k*) Annual dues paid by Foreign Companies, £679 17s.

Deeds Office,
Bloemfontein,
30th January, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

REPORT OF THE REGISTRAR OF DEEDS, NATAL, FOR THE YEAR 1917.

I have the honour to forward herewith a statement showing the volume and details of the work performed in the Department during the year 1917.

For purposes of comparison the statement includes the same information for the years 1908, 1909, 1910-1912, 1915, 1916 and 1917.

It will be observed that there is a marked increase in the number of documents dealt with under nearly all the items shown on the statement.

The record year in the Department was 1903, when most of the documents in connection with the transactions during the land boom at the end of 1902 and beginning of 1903 were dealt with.

Since 1903 there was a steady decline till 1909, when the annual number of transfers registered, which may be taken as a guide, fell from 3,608 in 1903, to 1,695 in 1909, and the value of the property which changed hands from £2,963,000 to £1,493,000.

Since Union there was an annual steady rise till 1914 and 1915, when no doubt owing to the outbreak of war there was less work done.

In 1916 there was a considerable improvement, and last year 3,531 transfers were registered, the value of the properties being £3,000,000, *i.e.*, the number of transfers being nearly equal to the 1903 record year.

Since Union the collection of transfer duty has been taken over by the Receiver of Revenue, as also the issue of Joint Stock Company and Conveyancers' licenses. Wills are now registered by the Master of the Supreme Court, and Copy Rights are dealt with in Pretoria. The removal of these documents has considerably relieved the pressure on the staff, which consists of the Registrar, Assistant Registrar, Examiner, six Clerks and a Native Messenger.

Two clerks, Messrs. Cope and West took part in the South-West African Campaign, after which the former joined the Imperial Forces, and is still somewhere in France, but Mr. West returned to the Department. In June last year Mr. Conyngham went to England to join the Imperial Forces, and Mr. le Roux has now offered his services to the Royal Flying Corps.

HERBERT MILLAR,
Registrar of Deeds of Natal.

Deeds Office, Pietermaritzburg,
7th January, 1918.

Nature of Deeds.	1908.	1909.	1910.	1912.	1915.	1916.	1917.
Deeds of Transfer	1,776	1,695	2,004	2,525	2,353	2,819	3,531
Mortgage Bonds	1,103	1,164	1,250	1,667	1,436	1,679	1,945
Notarial Bonds	423	408	498	535	627	697	671
Marriage Contracts	353	322	360	434	368	365	342
Leases	17	24	31	29	47	71	69
Cessions of Leases	73	65	83	86	64	105	161
Proved Wills	294	299	317	396	—	—	—
Sealed Wills	11	17	11	8	—	—	—
Letters of Exemption (Natives)	49	17	28	28	29	57	144
Joint Stock Companies	26	42	41	49	27	45	47
Firms	344	252	273	303	260	295	282
Declarations of Sale and Purchase	1,964	1,905	2,248	2,888	2,374	2,974	3,896
Receipts for Duty	1,805	1,759	2,031	—	—	—	—
Interdicts	240	187	195	85	153	189	128
Licenses	543	542	574	—	—	—	—
Copyrights	26	14	17	8	10	14	—
Servitudes	14	17	15	25	25	34	24
Miscellaneous Deeds	23	15	17	33	21	18	26
Special Partnerships Limited Liability Act, 10 of 1864	1	2	1	4	2	5	—
Searches by the Public	—	—	2,888	5,250	4,236	4,050	4,611
Searches by Government	—	—	2,096	1,512	—	—	—
Cessions of Mortgage Bonds	—	—	—	379	355	329	392
Cancellation of Mortgage Bonds	—	—	—	1,458	1,207	1,207	1,832
Cancellation of Notarial Bonds..	—	—	—	211	230	230	307
Cessions of Notarial Bonds	—	—	—	48	48	69	63
Agreements of Mortgage Bonds	—	—	—	229	229	244	239
Transfers free of Mortgage Bonds	—	—	—	349	262	42	391
Transfers subject to Mortgage Bonds ..	—	—	—	151	136	148	247
Agreements of Notarial Bonds	—	—	—	9	19	11	22
Designs	—	—	—	2	1	2	—
Powers of Attorney	—	—	—	11	19	5	5
Deeds Jackets Lodged	—	—	—	7,020	6,196	6,929	8,283
Deeds of Grant	—	—	—	174	186	169	182
Agricultural Societies, 22 of 1883	—	—	—	1	—	1	1
Changes in Registered Firms	—	—	—	—	—	105	141

	1908.	1909.	1910.	1912.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Value of property transferred, Farms	1,205,999 0 6	1,493,721 13 1	1,595,904 4 4	1,713,567 10 10
Value of property transferred, Town	—	—	—	—
Bonds passed over immovable property	799,647 18 8	1,188,255 7 10	1,134,213 19 5	1,180,864 16 0
Bonds passed over movable property	353,666 3 2	599,468 10 10	638,926 16 9	361,052 2 8
Bonds cancelled over immovable property	—	—	—	—
Bonds cancelled over movable property	—	—	—	—

	1915.	1916.	1917.
	£ s. d.	£ s. d.	£ s. d.
Value of property transferred, Farms ..	1,596,712 5 10	1,270,144 13 5	1,747,451 2 8
Value of property transferred, Town ..	—	784,788 17 5	1,296,910 16 2
Bonds passed over immovable property ..	1,014,713 5 5	1,216,018 8 3	1,856,635 8 11
Bonds passed over movable property ..	408,442 9 2	328,761 19 8	570,045 15 1
Bonds cancelled over immovable property	913,565 2 7	950,345 19 5	1,345,942 10 9
Bonds cancelled over movable property ..	354,185 1 9	287,755 13 2	327,616 8 9

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UNION OF SOUTH AFRICA.

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REPORTS

OF THE

Registrars of Deeds of the Several Provinces of the Union

FOR THE YEAR 1918.

Presented to both Houses of Parliament by Command of His Excellency the Governor-General.

Price: s. d.

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[U.G. 47—'20.]

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UNION OF SOUTH AFRICA.

Reports of the Registrars of Deeds of the several Provinces of the Union for the year 1918.

Presented to both Houses of Parliament by Command of His Excellency the Governor-General.

Department of Lands,
Union Buildings,
Cape Town,
15th March, 1920.

The Hon. the Minister of Lands,
Pretoria.

Sir,—

I have the honour to submit, herewith, the reports of the Registrars of Deeds of the several Provinces of the Union for the year 1918.

I have the honour to be,
Sir,
Your obedient Servant,
G. R. HUGHES,
Secretary for Lands.

REPORT OF THE REGISTRAR OF DEEDS AT CAPE TOWN, FOR THE YEAR 1918.

Not having been called upon to furnish a report of the year 1918, in the ordinary course, I concluded that it had been decided to dispense with one, but it appears that I was mistaken, as I have now been requested to prepare such a document. In view, however, of the fact that I have quite recently sent in a report for the year 1919, in which the business of the department and other matters of interest were dealt with at some length and a comparison also made with the business transacted in the year 1903, during which an unprecedented number of deeds were registered, it will suffice on the present occasion, I trust, if I do little more than submit a statement of the work performed and of the amount of fees of office and stamp duty collected, and refer to a few of the principal items therein.

As a consequence of the war the number of deeds tendered for registration had necessarily diminished, but with a prospect of peace being declared there was a decided increase in business.

In 1917, for example, 9,776 transfers conveying land of the value of £7,197,175 were, as will be seen upon reference to the statement, registered, whereas the corresponding figures for 1918 were 11,542 and £9,595,535, or an increase in number of 1,766 and value £2,398,360.

Mortgage bonds passed during the latter year also were greater in number, namely, by 390, and in value by £266,886; 4,995 of the value of £5,278,994 having been registered in 1917 as compared with 5,385, value £5,545,880, registered in 1918.

The number and value of bonds cancelled show an increase as well, 7,417 of the value of £5,250,814 having been dealt with as against 6,028 of the value of £3,710,396 in the previous year.

The number of Joint Stock Companies registered was 132 with a nominal capital of £3,063,175 as compared with 104 having a nominal capital of £3,422,893 in the preceding year, and the total revenue collected as fees of office amounted to £54,427 11s. 6d. as against £43,449 2s.

A very favourable feature disclosed by the figures relating to transfers and bonds is that whilst the value of the land transferred in 1918 exceeded that similarly dealt with in 1917 by £2,398,360, the excess in the value of bonds passed was only £266,886, and the value of the bonds cancelled exceeded those cancelled in 1917 by £1,540,418 so that whereas the debt on land was increased in the latter year by £1,568,598 the increase in 1918 was only £295,066, although, as I have pointed out, the value of the land transferred was much greater.

As a consequence of the increase of business coupled with the fact that several members of my staff were still absent on active service I was compelled to rely, in a great measure, on temporary clerical assistants. Thanks, however, to the loyal support of officers as a whole deeds were passed through the Registry with the usual regularity.

W. DE N. LUCAS,
Registrar of Deeds.

Deeds Registry,
Cape Town,
5th May, 1920.

DEEDS OFFICE, CAPE TOWN.

STATEMENT OF WORK PERFORMED AND FEES AND STAMP DUTY COLLECTED DURING THE YEAR 1918.

Nature.	Value.	Number.	Fees.		
	£		£	s.	d.
Transfer Deeds registered	9,595,535	11,542	10,649	0	0
Mortgage Bonds registered	5,545,880	5,385	5,385	0	0
Debentures registered by Bond	2,750	55	—		
Debentures registered separately	1,500	30	4	10	0
Mortgage Bonds cancelled	5,250,814	7,417	1,112	11	0
Mortgage Bonds written off under Sections 6 and 7, Act 19 of 1891	173,861	169	—		
Mortgage Bonds, Transfer of liability, Act 16 of 1890	—	79	79	0	0
Mortgage Bonds, Substitution of defined shares, Act 19 of 1891	—	61	61	0	0
Cessions of Bonds registered	—	823	123	9	0
Notarial Bonds registered	—	385	148	10	0
Antenuptial Contracts registered	—	1,162	1,127	0	0
Servitudes registered	—	88	88	0	0
Waivers of Usufruct registered: Rule 64	—	36	9	0	0
Dipping Tank advances registered, Act 20 of 1911 ..	—	30	4	10	0
Fencing Loans registered, Act 17 of 1912	—	26	3	18	0
Indexes—Searches	—	1,944	97	4	0
Registers—Inspections	—	5,472	547	4	0
Deeds and other documents—Certified copies issued ..	—	797	275	17	6
Certificates and other Acts not separately enumerated	—	2,367	355	1	0
Searches *re* Lost Transfers, Rule 30	—	171	50	14	0
Additional Duty, Rules 5 and 66	—	113	32	12	0
Certificates of Registered Title	—	14	14	0	0
Joint Stock Companies: Registrations	—	132	—		
Sundry Registrations.. ..	—	309	78	10	0
Sundry Certificates	—	5	1	3	0
Inspection of Documents ..	—	355	17	15	0
Copies of Documents ..	—	—	—		
Friendly Societies, Certificates	—	1	2	0	0
Total Fees	..		20,267	8	6
Stamp Duty on Deeds of Transfer	..		24,857	1	0
Stamp Duty on Mortgage Bonds	..		9,300	19	6
Stamp Duty on Debentures	..		2	2	6
Total Revenue	..		£54,427	11	6

REPORT OF THE REGISTRAR OF DEEDS, KING WILLIAM'S TOWN, FOR THE CALENDAR YEAR 1918.

In comparison with the year 1917 the volume of Deeds Office transactions for 1918 shows a marked increase and establishes a record since Union. The increase would have been even greater had the " Spanish " Influenza Epidemic not adversely affected the work of the office.

The ruling high prices for farm and agricultural holdings have been well maintained, whilst the prices obtained for Town property tend to increase.

The total revenue for the year £4,262 12s. compared with 1917 shows an increase of £1,216 2s.

The number of Transfers registered was 858 conveying land valued at £758,614 against 699 of a land value of £484,856. An increase of 159 in number and £273,758 in value.

Mortgage bonds to the number of 487 for the sum of £397,352 were passed against 450 for the sum of £271,550 for 1917. An increase of 37 in number, and £125,802 in value.

The number of Notarial Bonds registered was 39 for £63,330 against 27 for £192,605 for 1917. It should be explained that several of these Bonds were passed as further and collateral security to existing Mortgage bonds with no actual increase in indebtedness.

Mortgage bonds to the number of 524 valued at £369,155 were cancelled against 374 for £223,599 for 1917 an increase of 150 in number and £145,556 in value.

Notarial Bonds to the number of 14 for £26,322 were cancelled against 14 for £30,832 for 1917.

The Bond indebtedness was still further reduced by 18 part-payments for £9,132 against 18 for £4,818 for 1917.

During the year 6 advances for £772 under the Dipping Tanks (advances) and Fencing Acts were paid whilst only 4 fresh advances for £467 were made.

Antenuptial Contracts to the number of 89 were registered against 76 for 1917.

During the year transfers to the number of 92 were passed in favour of Natives conveying land valued at £15,953, whilst 62 Bonds were passed for £8,125 and 43 cancelled for £5,345, giving an increased Bond indebtedness for £2,780.

It is noted that whilst the value of landed property conveyed during the year was £758,614 the Bond indebtedness was only increased by £19,065.

A comparative statement for the years 1916, 1917 and 1918 is appended.

(Sgd.) J. H. O'CONNELL,
Registrar of Deeds.

Deeds Office,
King William's Town,
29th January, 1919.

COMPARATIVE STATEMENT OF WORK PERFORMED AND FEES COLLECTED IN THE DEEDS REGISTRY, KING WILLIAM'S TOWN, FOR THE YEARS 1916, 1917 AND 1918.

NATURE.	Number.			Value.			Fees.		
	1916.	1917.	1918.	1916. £	1917. £	1918. £	1916. £ s. d.	1917. £ s. d.	1918. £ s. d.
Transfer Deeds Registered	766	665	820	614,968	484,856	758,614	766 0 0	665 0 0	820 0 0
Transfer Deeds Registered Gratis	24	34	38	—	—	—	—	—	—
Certificate of Registered Title	—	—	3	—	—	—	—	—	3 0 0
Mortgage Bonds Registered	455	450	487	335,609	271,550	398,352	455 0 0	450 0 0	487 0 0
General Bonds Registered	22	27	39	—	—	—	10 16 0	9 6 0	15 6 0
Mortgage Transfer of Liability Act 16/90.	1	6	3	—	—	—	1 0 0	6 0 0	3 0 0
Mortgage Endorsement, Act 19/91	—	1	—	—	—	—	—	1 0 0	—
Bonds Cancelled	456	388	538	279,993	223,599	369,155	78 0 0	66 9 0	90 3 0
Cession of Bonds Registered	76	61	59	—	—	—	16 19 0	9 9 0	10 4 0
Servitudes	2	4	4	—	—	—	2 0 0	4 0 0	4 0 0
Antenuptial Contracts Registered	80	76	89	—	—	—	60 8 0	50 2 0	57 10 0
Certified copies issued	83	61	42	—	—	—	25 15 0	18 18 6	13 16 0
Additional Duty Rules 64 and 66	32	29	18	—	—	—	7 12 0	7 5 0	4 2 0
Rule 30	5	5	4	—	—	—	0 10 0	0 10 0	0 8 0
Certificated and other Acts not specially enumerated ..	193	132	148	—	—	—	29 14 0	19 16 0	22 10 0
Index searches	138	165	148	—	—	—	6 18 0	8 5 0	7 8 0
Register Inspections	567	667	715	—	—	—	56 14 0	66 14 0	71 10 0
Bond List searches	—	—	145	—	—	—	—	—	21 15 0
Total	2,900	2,771	3,300	Total fees			1,514 6 0	1,382 14 6	1,631 12 0
				Additional stamp duty on Transfers and Bonds ..			2,206 8 0	1,663 15 6	2,631 0 0
				Grand Total ..			3,720 14 0	3,046 10 0	4,262 12 0

REPORT OF THE REGISTRAR OF DEEDS AT KIMBERLEY, FOR THE YEAR 1918.

The annexed schedule gives a summary of work performed and of fees and stamp duty collected in this Office during the year ended 31st December, 1918. As compared with the previous year there is an increase under all the main headings. The value of transfers passed increased from £261,174 in 1917 to £291,844 in 1918. Mortgage Bonds passed in 1918 totalled £149,587; mortgages cancelled during the same period amounted to £130,966, showing an increase of indebtedness on landed property during the year of £18,621.

The total revenue collected was £1,894 9s. 6d. being an increase of £125 13s. over that for 1917.

B. SHAW.
Acting Registrar of Deeds.

Deeds Office,
Kimberley,
7th April, 1920.

STATEMENT OF WORK PERFORMED AND OF FEES AND STAMP DUTY COLLECTED DURING THE YEAR 1918 IN THE DEEDS OFFICE, KIMBERLEY.

	Number.	Value.	Fees.
Transfers	499	£291,844	£478 0 0
Mortgage Bonds	236	149,587	236 0 0
Mortgage Bonds (Act 16 of 1890)	25	—	25 0 0
Mortgage Bonds (Act 16 of 1891)	2	—	2 0 0
Notarial Bonds	14	26,501	4 16 0
Bonds cancelled	216	139,828	34 10 0
Cessions	10	—	1 10 0
Antenuptial Contracts	58	—	53 2 0
Index Searches	12	—	0 12 0
Register Inspections	192	—	19 4 0
Certified Copies	22	—	7 14 0
Certificates and other acts	52	—	7 16 0
Total ..	1,338	—	£870 4 0
Add Stamp Duty on Transfers	..	..	785 14 6
Add Stamp Duty on Bonds	..	..	238 11 0
Total	..	..	£1,894 9 6

REPORT OF THE REGISTRAR OF DEEDS AT VRYBURG, FOR THE YEAR 1918.

Though the various transactions dealt with during the year 1918 and revenue collected by way of fees of office and stamp duty do not show any marked difference on the previous year, I am pleased, nevertheless, to be able to report that there has been an improvement during the year under review.

Transfers to the number of 525 of the value of £239,754, were registered as compared with 377 of the value of £181,544, so dealt with during 1917; 211 Mortgage Bonds of the value of £131,875, were passed as against 194 of the value of £117,730 for 1917. In the case of Notarial Bonds registered there was a considerable increase as regards the amount, though practically the same in number. Of the total amount of Notarially executed Bonds, namely £45,175, the sum of £24,930 represents Collateral Security or Auxiliary Bonds. The same number of Bonds were cancelled as in 1917, but the total value, viz.: £126,219, was less by £42,000 than in 1917. The total Bonds cancelled included Notarial Bonds and sundry Collateral Bonds amounting together to £11,675.

Only one advance under the Fencing Act, 1912, was registered during the year and three cases of transfer of liability in respect of existing fencing charges were recorded. I may here mention that in the majority of Mortgage Bonds passed Bondholders have imposed such stringent conditions against the owners so passing Bonds taking up Fencing Advances from the Land Bank and thereby jeopardising the priority claims of the holders of such Mortgage Bonds that I am not surprised land owners have practically discontinued obtaining loans for fencing or dipping tanks from the Land Bank.

The value of farm land in this area is gradually rising and this has especially been the case since the discovery of the cause of Gal-Lamziekte, and given favourable seasons there will be a great demand for farm properties, notably in the Vryburg, Kuruman and Mafeking districts. Land along the Orange River in the Gordonia district has also changed hands at enhanced prices.

The sum representing the value of land transferred during 1918, viz.: £239,754, included approximately £60,000 in respect of transfers of urban Lots.

As will be seen from the accompanying Statements the total fees of office for the year under review amounted to £843 8s. 6d. and stamp duty to £848 4s., representing an increase, in the total amount collected, of £304 over £1917, £384 over 1916, and £514 over 1915, thus showing that the improvement was satisfactorily maintained.

H. T. L. MACLEAR,
Registrar of Deeds.

Deeds Registry,
Vryburg,
8th April, 1920.

COMPARATIVE STATEMENT OF WORK PERFORMED AND FEES OF OFFICE AND STAMP DUTY COLLECTED DURING THE YEARS 1916, 1917 AND 1918, IN THE DEEDS REGISTRY AT VRYBURG.

Nature.	Number.			Value.			Fees.		
	1916.	1917.	1918	1916.	1917.	1918.	1916.	1917.	1918.
				£	£	£	£ s. d.	£ s. d.	£ s. d.
Certificate of Registered Title	—	1	—	—	—	—	—	1 0 0	—
Transfers at 20s.	308	353	479	168,841	181,544	239,754	308 0 0	353 0 0	479 0 0
Transfers, Gratis, or under Sect. 10, Act 19 of 1891	16	24	46	—	—	—	—	—	—
Mortgage Bonds	230	194	211	114,123	117,370	131,875	230 0 0	194 0 0	211 0 0
Mortgage Bonds, Transfer of liability	10	15	8	—	—	—	10 0 0	15 0 0	8 0 0
Mortgage Bonds, Substitution—Section 12 of Act 19 of 1891	18	9	6	—	—	—	18 0 0	9 0 0	6 0 0
Notarial Bonds registered..	10	30	32	5,165	22,660	45,175	3 0 0	11 14 0	13 16 0
Bonds cancelled	193	225	225	126,844	168,184	126,210	33 15 0	38 14 0	40 4 0
Cessions of Bonds registered	40	39	30	—	—	—	6 0 0	6 12 0	5 5 0
Antenuptial Contracts at 20s.	27	23	24	—	—	—	27 0 0	23 0 0	24 0 0
Antenuptial Contracts at 6s.	6	4	3	—	—	—	1 16 0	1 4 0	18 0
Servitudes at 20s.	—	—	3	—	—	—	—	—	3 0 0
Certified copies of deeds, etc.	34	31	43	—	—	—	9 7 6	8 14 0	11 19 6
Certificates and other Acts	83	84	93	—	—	—	13 13 0	15 3 0	17 2 0
Index Searches at 1s. ..	1	1	4	—	—	—	1 0	1 0	4 0
Inspections of Registers, etc., at 2s.	310	259	226	—	—	—	31 0 0	25 18 0	22 12 0
Lost Transfers, Searches at 2s.	8	4	4	—	—	—	16 0	8 0	8 0
Total Fees	—	—	—	—	—	—	692 8 6	703 8 0	843 8 6
Add Stamp Duty:									
on Transfers	—	—	—	—	—	—	442 0 6	484 1 6	628 19 0
on Mortgage Bonds ..	—	—	—	—	—	—	150 4 0	175 4 6	204 19 6
on Cessions	—	—	—	—	—	—	22 16 6	24 17 6	14 5 6
TOTALS	—	—	—	—	—	—	1,307 9 6	1,387 11 6	£1,691 12 6

H. T. L. MACLEAR,
Registrar of Deeds.

Deeds Registry, Vryburg,
8th April, 1920.

COMPARATIVE STATEMENT SHOWING THE NUMBER AND VALUE OF TRANSFERS, MORTGAGE BONDS, AND NOTARIAL BONDS REGISTERED AND BONDS CANCELLED, AND THE NUMBER OF ANTENUPTIAL CONTRACTS REGISTERED, DURING THE YEARS 1916, 1917 AND 1918 IN THE DEEDS REGISTRY, VRYBURG.

Description.	Number.			Value.		
	1916.	1917.	1918.	1916.	1917.	1918.
				£	£	£
Transfers	324	377	525	168,841	181,544	239,754
Mortgage Bonds	230	194	211	114,123	117,370	131,875
Notarial Bonds	10	30	32	5,165	22,660	45,175
Bonds cancelled	193	225	225	126,844	168,184	126,219
Antenuptial Contracts ..	33	27	24	—	—	—

H. T. L. MACLEAR,
Registrar of Deeds.

Deeds Registry, Vryburg,
8th Apri, 1920.

COMPARATIVE STATEMENT SHOWING THE VALUE OF PROPERTY TRANSFERRED DURING THE YEARS 1916, 1917 AND 1918 IN THE UNDERMENTIONED DIVISIONS.

Division.	Value.		
	1916.	1917.	1918.
	£	£	£
Gordonia	43,966	45,330	57,306
Kuruman	30,587	43,328	50,309
Mafeking	43,596	18,721	39,411
Vryburg	50,692	74,165	92,728
Totals ..	£168,841	£181,544	£239,754

H. T. L. MACLEAR,
Registrar of Deeds.

Deeds Registry, Vryburg,
8th April, 1920.

REPORT OF THE REGISTRAR OF DEEDS FOR THE TRANSVAAL, FOR THE YEAR 1918.

I append the following statements in connection with the work done by my office during the year 1918 :—

(1) Statement showing the number of deeds registered under various classes, the values of properties transferred, amount of bonds passed and cancelled, transfer duty and stamp duty paid on deeds registered, fees of office, etc.

(2) Comparative Statement for the years 1916, 1917 and 1918.

(3) Values of properties in various districts transferred to the Government.

(4) Values of properties transferred to Natives during the year 1918.

(5) Values of properties transferred to Asiatic Companies during the year 1918.

The work of the office again shows an increase over that of previous years, the numbers of deeds dealt with in 1916, 1917 and 1918 being respectively 23,248, 24,269 and 26,888, these figures including re-registration of township deeds registered in Johannesburg.

A detailed discussion of the figures appearing in the returns does not seem necessary as they are, where necessary, explained by the marginal notes. The value of landed properties transferred in 1918, exclusive of £305,014 value of properties transferred to Government, was £6,781,489 as against £5,108,432, exclusive of £130,586 value of properties transferred to Government, in 1917. These figures include transfers of properties acquired from Estates of deceased persons chiefly by inheritance amounting to about £930,000 in 1918 and £522,000 in 1917. As far as I am able to judge both farm and town properties, especially the latter have risen in value during the past year owing, I presume, to high prices paid for agricultural produce and the great demand for houses in Pretoria and Johannesburg.

The total values of bonds registered during 1918 are on fixed property £4,513,492 and on movables £1,084,329, whilst cancellations and part-payments aggregated £2,967,692. These figures include collateral bonds passed £425,627, debenture bonds passed £125,000, and collateral bonds cancelled £10,584. These and other figures must be accepted as approximate only as I have no member of my staff available for statistical purposes.

It is difficult to draw accurate conclusions from the figures relative to bonds, for with regard to collateral bonds they may, and do, in some cases, represent collateral security for bonds passed in Johannesburg on security of mining titles, and they are therefore, as far as landed property is concerned, equivalent to principal bonds, whilst on the other hand, the collateral bonds passed before the Registrar of Mining Titles may be collateral to those passed in this office and shown in my returns as principal bonds.

During the year the Legislature enacted the Deeds Registries Act (No. 13 of 1918) consolidating and amending the Laws in force in the Union relating to the registration of Deeds. The Act, together with Regulations, made by the Regulations Board established by the Act, and approved by His Excellency the Governor-General, came into force on the 1st January, 1919. It is premature to express any detailed opinion upon the Act and Regulations, but I may say, that both will, in my opinion, require certain amendments. Their enactment is, however, an important step as a uniform Deeds Registry law and practice throughout the Union will undoubtedly be of great advantage to practitioners and the public.

The Transfer of the Assistant Registrar to the Cape Registry and the delay which occurred in appointing his successor and filling other vacancies on my staff have severely taxed the remaining members of the staff. I fear the importance of maintaining at full strength an efficient staff in Deeds Registries is not sufficiently recognised. Deeds Registry work is of a nature which requires the services of trained officials who should not be obliged by the volume of work with which they have to cope to relax in any way the most careful examination of deeds and every detail connected with registration. It is in the interests of the public as well as of the staff that the matter of deeds Registries Staffs should receive early and sympathetic consideration.

A. N. ROWAN,
Acting Registrar of Deeds.

Deeds Office,
Pretoria,
11th November, 1919.

Deeds Office Pretoria Return for the Calendar Year 1918.

Description.	No.	Farms.	Erven and Lots.	Total Value.	Transfer Duty.	Stamp Duty.	Fees.
		£ s. d	£ s. d.	£ s. d	£ s. d	£ s. d	£ s. d.
Transfer Deeds registered	—	—	—	2,162,079 3 4	—	—	—
Transfer Rand Townships Office							
Certificates of Registered Title							
Certificates of Township Title							
Certificates of Amalgamated Title	12,327	3,428,966 19 7	1,190,443 9 7	a4,619,410 9 2	b57,114 10 9	c12,707 4 0	5,931 3 0
Certificates of Title ..							
Certificates of Conversion to Freehold							
Transfer Deeds in favour of the Government ..	—	285,449 17 9	19,564 10 0	d305,014 7 9	—	706 8 6	50 10 0
Bonds.							
Special	2,807	—	—	e2,305,347 10 1	f92 5 7	3,026 1 6	2,105 5 0
Land Bank	1,089	—	—	g566,740 0 0	—	577 0 0	961 10 0
Mining Rights and Rand Townships Office ..	2,325	—	—	h1,041,405 8 1	—	—	7 15 0
Notarial	488	—	—	i1,084,329 19 3	—	—	122 0 0
Properties released ..	640	—	—	—	—	—	160 0 0
Cancellations and part payments noted ..	3,839	—	—	j2,937,692 7 11	—	—	883 5 0
Bonds ceded and substituted	742	—	—	k719,706 3 4	—	336 14 6	185 10 0
Miscellaneous Contracts	10	—	—	—	—	—	2 10 0
Servitudes, Leases, etc., Mineral Contracts ..	389	—	—	488,981 7 1	6,158 2 1	—	97 5 0
Prospecting Contracts ..	97	—	—	—	—	—	24 5 0
Settlers' Leases 382 Settlers' Licences 29	411	—	—	44,295 14 10	l555 18 3	—	m28 5 0
Amendments and Entries made by virtue of Section 44 of Act 25 of 1909, and Sections 51 and 60 of Act 24 of 1913	—	—	—	—	—	—	119 5 0
Antenuptial Contracts..	1,231	—	—	—	—	—	307 15 0
General Powers of Attorney	149	—	—	—	—	—	2 15 0
Special Powers of Attorney	14	—	—	—	—	—	2 10 0
Copies Lost Titles ..	93	—	—	—	—	—	88 13 0
Searches, Certificates, Certified copies, etc., not above specified ..	—	—	—	—	—	—	654 8 0
Personal rights	10	—	—	—	—	—	2 10 0
Deposits	1	—	—	—	—	—	5 0
Reserves	Nil.	—	—	—	—	—	—
Mijnpachten and renewals thereof	25	—	—	—	—	—	6 5 0
Owners' reservations ..	3	—	—	—	—	—	15 0
Deeds of Grant.. ..	291	25,971 3 6	21,333 5 0	n17,304 8 6	801 16 1	—	132 10 0
	—	—	—	—	64,722 12 9	17,353 8 6	11,886 14 0

a Includes values of properties taken over from Estates of deceased persons, donations, bequests, inheritances.

b Includes duty on donations, property taken over by heirs in excess of inheritances, fines and interest on Transfer Duty, also duty paid on fixed property, assets of Companies which include mining property; only value of freehold shown in value column.

c Excludes stamp duty on transfers passed in Johannesburg and stamped in respect of freehold properties in accordance with provisions of Section 19 of Stamp Duty Act, 1911, but includes duty paid to Deeds Office where some properties have been transferred in Johannesburg.

d Does not include value of donations, exchanges, etc.

e Includes 14 collateral Bonds at £92,683 1s. 11d., and 1 Debenture Bond at £20,000.

f Transfer Duty on properties taken over under Section 51, Act 24 of 1913.

g Includes 2 collateral Bonds at £650.

h Includes 2 collateral Bonds at £14,592 19s.

i Includes 80 collateral Bonds at £317,702 7s. 5d., and 4 Debenture Bonds at £105,000.

j Includes 25 collateral Bonds at £10,584 12s. 3d., and 838 Land Bank Bonds at £359,869 16s. 6d.

k Includes 9 collateral Bonds at £26,300.

l Transfer Duty on cessions of licences and leases.

m Registration fees on cessions of leases and licences.

n Only shows value where stated in Deeds.

Comparative Statement from Deeds Office Pretoria Returns for the Years 1916, 1917 and 1918.

	Number of Deeds.			Transfer Duty.			Stamp Duty Act of 1911.			Fees.		
	1916.	1917.	1918.	1916.	1917.	1918.	1916.	1917.	1918.	1916.	1917.	1918.
				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d	£ s. d.
Transfer Deeds and various Certificates of Title	10,003	10,990	12,327	4 5,002 14 10	42,999 15 10	57,114 10 9	7,930 9 6	9,215 18 6	706 8 6 12,707 4 0	5,126 2 0	5,432 16 0	50 10 0 5,931 3 0
Deeds of Grant	360	365	291	308 10 11	456 15 0	801 16 1	—	—	—	173 0 0	168 15 0	132 10 0
Bonds, Special, including Land Bank	3,311	3,506	3,896	170 15 2	120 12 7	92 5 7	2,945 11 0	2,871 13 6	3,603 1 6	2,517 15 0	2,744 5 0	3,066 15 0
Bonds, Mining Rights and Rand Townships Office	2,535	2,151	2,325	—	—	—	—	—	—	633 15 0	537 15 0	7 15 0
Bonds, Notarial	365	418	488	—	—	—	—	—	—	91 5 0	104 10 0	122 0 0
Bonds cancelled and part payments noted	3,170	3,269	3,839	—	—	—	—	—	—	720 10 6	729 5 0	883 5 0
Bonds cessions and substitutions	698	662	742	—	—	—	244 8 0	318 18 6	336 14 6	174 10 0	165 10 0	185 10 0
Bonds, properties released	494	548	640	—	—	—	—	—	—	123 10 0	137 0 0	160 0 0
Miscellaneous Contracts	11	16	10	—	—	—	—	—	—	2 15 0	4 0 0	2 10 0
Servitudes, Leases and Mineral Contracts	308	363	389	1,478 7 2	2,692 7 11	6,158 2 1	—	—	—	77 0 0	90 15 0	97 5 0
Prospecting Contracts	73	42	97	—	—	—	—	—	—	18 5 0	10 10 0	24 5 0
Settlers' Leases, Settlers' Licences and Reserves	484	435	411	256 0 8	290 1 10	555 18 3	—	—	—	33 10 0	32 5 0	38 5 0
Antenuptial Contracts	1,127	1,184	1,231	—	—	—	—	—	—	281 15 0	296 0 0	307 15 0
Mijnpachten	36	24	25	—	—	—	—	—	—	9 0 0	6 0 0	6 5 0
General Powers of Attorney	153	153	149	—	—	—	—	—	—	4 0 0	3 15 0	2 15 0
Special General Powers of Attorney	7	11	14	—	—	—	—	—	—	5 0	5 0	2 10 0
Personal Rights	6	7	10	—	—	—	—	—	—	1 10 0	1 15 0	2 10 0
Deposits	3	4	1	—	—	—	—	—	—	15 0	1 0 0	5 0
Owners' Reservations	—	—	3	—	—	—	—	—	—	—	—	15 0
Amendments and Entries made by virtue of Section 44 of Act 25 of 1909 and Sections 54 and 60 of Act 24 of 1913	—	—	—	—	—	—	—	—	—	161 15 0	149 0 0	119 5 0
Copies, Lost Titles	113	121	93	—	—	—	—	—	—	104 7 0	113 17 6	88 13 0
Searches, Certificates, certified copies, etc.	—	—	—	—	—	—	—	—	—	585 1 6	959 13 6	654 8 0
£	—	—	—	47,216 8 9	45,859 13 2	64,722 12 9	11,120 8 6	12,703 10 6	17,353 8 6	10,840 6 0	11,688 12 0	11,886 14 0

STATEMENT showing the value of properties in different districts in the Transvaal, transferred in the name of the Government, during the year 1918.

District.	Farms and Portions of Farms.			Erven and Lots.			Total.		
	£	s.	d.	£	s.	d.	£	s.	d.
Bethal	16,995	18	3	—			16,995	18	3
Bloemhof	1,036	10	4	—			1,036	10	4
Carolina	4,334	15	9	—			4,334	15	9
Ermelo	30,818	0	0	—			30,818	0	0
Germiston	—			400	0	0	400	0	0
Heidelberg	100	0	0	—			100	0	0
Johannesburg	—			10,000	0	0	10,000	0	0
Krugersdorp	900	0	0	1,560	0	0	2,460	0	0
Lichtenburg	10,431	19	6	—			10,431	19	6
Lijdenburg	4,823	15	0	—			4,823	15	0
Marico	401	0	0	—			401	0	0
Middelburg	11,618	5	8	—			11,618	5	8
Pietersburg	18,546	9	2	—			18,546	9	2
Piet Retief	1,700	0	0	800	0	0	2,500	0	0
Potchefstroom	15,584	5	2	—			15,584	5	2
Pretoria	53,356	8	5	6,804	10	0	60,160	18	5
Rustenburg	42,823	3	3	—			42,823	3	3
Standerton	69,060	3	9	—			69,060	3	9
Wakkerstroom	99	0	0	—			99	0	0
Waterberg	1,150	11	0	—			1,150	11	0
Zoutpansberg	1,669	12	6	—			1,669	12	6
Total .. .. ..£	285,449	17	9	19,564	10	0	305,014	7	9

VALUE OF PROPERTIES TRANSFERRED TO NATIVES DURING THE YEAR 1918.

Farms and portions of farms	£6,518 10 0
Erven and Lots in Townships	5,480 0 0
Total	£11,998 10 0

VALUE OF PROPERTIES TRANSFERRED TO ASIATICS DURING THE YEAR 1918.

Farms and portions of farms	£836,117 17 9
Erven and Lots in Township	93,808 17 6
Total	£929,926 15 3

REPORT OF REGISTRAR OF DEEDS, ORANGE FREE STATE FOR THE YEAR 1918.

I have the honour to submit herewith Statistical Returns showing the work accomplished in this Office during the past Calendar Year, together with Statements affording a means of comparison with the work of the four years preceding that period.

These Returns and Statements comprise :—

No. 1, showing the numbers of the various classes of deeds registered or other acts performed during 1918 as compared with the previous four years.

No. 2, which contains a detailed comparative statement of Revenue collected in connection with deeds or other acts during each of the past five years ;

No. 3, giving an account of the Revenue for the year 1918 ;

No. 4, containing statements regarding the total value of land transferred, amounts of bonds registered and of bonds cancelled during the past five years, and of the various items of Revenue for the same periods.

No. 5, containing particulars of Company work transacted during 1918, as rendered to the Registrar of Companies, Pretoria.

The figures indicate a marked increase all round in the transactions registered in the Office. This is particularly the case with Deeds of Transfer, Special Mortgage Bonds, and Cancellations of Bonds. These increases show that the Real Estate Market has been unusually active during the year. This has been largely due to the high prices obtained for farming produce, which have reacted on the value of the land. The prices obtained for land have been, on the whole, higher than ever before, and this fact is also reflected in the exceptional number of bonds cancelled during the year.

The figures would undoubtedly have been greater than those recorded had it not been for the effect of the Influenza Epidemic in October. Not only was business of all kinds practically stopped during the course of the Epidemic, but on account of the whole Staff of the Office having been either attacked by the disease or engaged in nursing duties the Office had to be closed for a fortnight. Business had hardly resumed its normal course even at the end of the year.

The information given on Return No. 4 is of special interest affording, as it does, a reliable basis of comparison between the aggregate values of sums dealt with during the year under review and those of the previous years.

It will be seen that the value of landed property transferred during 1918 exceeds that transferred in 1917 by nearly a million pounds sterling. The increase is particularly great in town properties.

The total amounts of bonds passed is somewhat less than in 1917, the decrease being most marked in the case of Notarial Bonds, which amount to only about one third the 1917 total.

In the case of bonds cancelled a moderate increase is shown.

The ratios of the total amounts of bonds passed to the total value of landed property transferred and of the total amounts of bonds cancelled to the total amounts of bonds passed in each year have been worked out for the past ten years and are shown on the following table :—

Bonds passed to property transferred : 1909, 83·6 ; 1910 109·4 ; 1911 79·9 ; 1912 89·8 ; 1913 116·6 ; 1914 93·2 ; 1915 51. 3 ; 1916 71·5 ; 1917 67·6 ; 1918 49·3.

Bonds cancelled to Bonds passed : 1909, 67 ; 1910, 66 ; 1911, 56·3 ; 1912, 85·7 ; 1913, 51·1 ; 1914, 67·4 ; 1915, 64 ; 1916, 77·1 ; 1917, 66·1 ; 1918, 89·3.
giving as the average ratios for the whole period 81·2 and 69 respectively.

Returns of Transactions Registered : During the year 1918 3,407 returns of transactions registered in the Office including transfers, bonds and cancellations and cessions of bonds, were sent to the various Magistrates, and 35 returns of Amended Title and Subdivisions were sent to the Auditor-General.

During 1918, 1,710 Letters were received and 1,165 dispatched.

Staff : The Office sustained a severe loss by the death of Mr. E. F. Beckwith on the 16th October, 1918, from pneumonia following upon an attack of Influenza. Mr. Beckwith was one of the most devoted and enthusiastic members of the Public Service and his keenness in the performance of his duties was no doubt a contributing cause to his untimely death.

In conclusion I desire to express my appreciation of the manner in which the members of the Staff have co-operated in carrying on the work of the Office.

ORANGE FREE STATE PROVINCE.

STATEMENT SHOWING THE NUMBERS OF THE VARIOUS CLASSES OF DEEDS REGISTERED DURING THE YEAR 1918, AS COMPARED WITH THE PREVIOUS FOUR YEARS.

Nature of Deed or Other Instrument.	Numbers Registered.				
	1918.	1917.	1916.	1915.	1914.
Deeds of Transfer	5,728	5,221	4,410	3,095	3,500
Crown Grants	26	25	13	19	43
Deeds of Grant (Amended Titles, etc.)	147	117	107	74	103
Total Title Deeds	5,901	5,363	4,530	3,188	3,646
Bonds, Special Mortgage (Ordinary)	2,699	2,377	2,489	2,080	2,657
Bonds, Special Mortgage (Land Bank)	286	304	185	49	116
Bonds, Special Mortgage (Kinderbewijzen	36	50	47	43	27
Bonds, Notarial ((Kinderbewijzen)	13	11	23	37	39
Bonds, Notarial (Ordinary)	60	70	52	74	95
Total Bonds Passed	3,094	2,812	2,796	2,283	2,934
Bonds, Cancellations	3,394	2,914	2,443	1,581	2,004
Bonds, Cessions	376	563	386	436	342
Bonds, Substitutions	127	91	93	79	76
Bonds, Waivers of Preference	22	28	23	14	4
Totals	3,919	3,596	2,945	2,110	2,42[illegible]
Advances by Land Bank	8	4	6	6	68
Advances by Land Bank Cancellations	18	26	16	13	13
Deeds of Servitudes, Leases, etc.	42	50	28	21	57
Prospecting Contracts	—	1	4	3	1
Land Settlement Leases	8	11	23	36	26
Miscellaneous Contracts	6	6	5	1	7
Antenuptial Contracts	298	281	321	255	233
General Powers of Attorney	149	176	201	210	246
Copies of Deeds to serve as Originals	47	45	60	25	38
Extracts of Wills and Master's Notices	136	101	91	105	75
Attachments	36	40	91	64	40
Miscellaneous Including Amendments of Deeds	301	206	288	150	232
Certificates of Ownership, etc.	19	19	57	39	16
Copies of Deeds not to Serve as Originals	76	85	113	67	19
Endorsements of Terms of Wills	35	28	28	37	11
Companies, Local, New	21	22	20	15	10
Companies, Foreign, New	4	7	6	4	3
Companies, Local Increases of Capital	11	9	9	1	3
Companies, Local Reductions of Capital	1	—	1	—	—
Companies, Local Liquidations	15	2	1	1	6
Companies, Foreign Annual Payments	57	54	44	42	37
Companies, Foreign Increases of Capital	1	2	—	1	4
Companies, Foreign Liquidations	2	3	1	1	11
Companies, Certificated Copies and Certificates	3	7	11	—	—
Companies, Amended and Supplementary Articles of Association	4	12	7	—	—
Companies, Change of Name	1	—	2	—	—
Totals	14,213	12,968	11,705	8,678	10,162

GEO. DENOON
Registrar of Deeds, O.F.S.

Deeds Office,
Bloemfontein,
7th February, 1919.

ORANGE FREE STATE PROVINCE.

Statement of Revenue Collected in connection with the Registration of the various classes during the year 1918.

Nature of Deed or other Instrument.	Fees of Office.	Stamp and Capital Duty.	Transfer Duty.
	£ s. d.	£ s. d.	£ s. d
Deeds of Transfer	1,426 15 0	11,768 4 0	84,342 12 6
Crown Grants	6 10 0	—	16 18 11
Deeds of Grant (Amended Titles, etc.)	36 15 0	118 0 0	—
Total Title Deeds	1,470 0 0	11,986 4 0	84,359 11 5
Total Bonds passed	778 1 0	4,150 8 6	—
Bonds, Cancellations	522 9 0	—	—
Bonds, Cessions	93 10 0	251 13 6	—
Bonds, Substitutions	45 10 0	—	—
Bonds, Waivers of Preference	5 10 0	—	—
Advances by Land Bank	2 0 0	—	—
Advances by Land Bank, Cancellations	4 10 0	—	—
Deeds of Servitudes, Leases, etc.	10 10 0	3 8 0	94 0 7
Prospecting Contracts	—	—	—
Land Settlement Leases	1 15 0	—	123 2 5
Miscellaneous Contracts	1 10 0	1 4 0	—
Antenuptial Contracts	74 10 0	316 2 0	—
General Powers of Attorney	37 0 0	49 10 0	—
Copies of Deeds to serve as Originals	23 0 0	—	—
Extracts of Wills and Master's Notices	—	—	—
Attachments	9 0 0	—	—
Amendments of Deeds	75 5 0	—	—
Certificates of Ownership, etc.	4 15 0	—	—
Copies of Deeds not to serve as Originals	19 13 6	—	—
Endorsements of terms of Wills	8 15 0	—	—
Companies, Local, New	10 10 0	890 15 0	—
Companies, Local, Increases of Capital	5 0 0	238 7 6	—
Companies, Local, Reductions of Capital	10 0	—	—
Companies, Local, Liquidations	15 0	—	—
Companies, Foreign, New	2 0 0	—	—
Companies, Foreign, Annual Payments	641 13 0	—	—
Companies, Foreign, Increases of Capital	10 0	—	—
Companies, Foreign, Liquidations	6 0	—	—
Companies, Certified Copies and Certificates	15 0	—	—
Companies, Amended and Supplementary Articles of Association	1 15 0	—	—
Companies, Change of Name	10 0	—	—
Companies, Fine	—	—	—
Searches and Information Supplied	189 8 6	—	—
Filing Fees	172 15 6	—	—
Total	£4,213 11 6	£17,887 12 6	£84,576 14 5

Deeds Office,
Bloemfontein,
7th February, 1919.

GEO. DENOON,
Registrar of Deeds, O.F.S.

ORANGE FREE STATE PROVINCE.

Detailed Comparative Statement of Revenue Collected during the past Five Years.

Nature of Deed or Instrument.	Class of Revenue.	1918.	1917.	1916.	1915.	1914.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Deeds of Transfer	Fees of Office	1,426 15 0	1,311 12 0	1,150 5 0	783 10 0	942 15 0
Deeds of Transfer	Stamp Duty	11,768 4 0	9,411 19 3	6,272 15 6	4,291 5 0	5,660 7 6
Deeds of Transfer	Transfer Duty	84,342 12 6	67,919 0 10	46,278 7 1	29,953 15 8	47,578 15 6
Crown Grants	Fees of Office	6 10 0	6 5 0	3 5 0	4 15 0	10 15 0
Crown Grants	Stamp Duty	—	—	—	3 15 0	—
Crown Grants	Transfer Duty	16 18 11	94 7 5	45 8 7	3 6 9	12 8 0
Deeds of Grant	Fees of Office	36 15 0	29 5 0	26 15 0	22 10 0	25 10 0
Deeds of Grant	Stamp Duty	118 0 0	107 0 0	107 15 0	76 5 0	162 17 0
Deeds of Grant	Transfer Duty	—	—	—	—	—
Bonds Passed..	Fees of Office	778 1 0	699 15 0	699 10 0	570 15 0	743 0 0
Bonds Passed..	Stamp Duty	4,150 8 6	3,099 7 5	2,539 4 0	1,835 6 6	2,980 15 0
Bonds, Cancellations	Fees of Office	522 9 0	447 6 0	370 1 0	273 16 0	303 18 0
Bonds, Cessions	Fees of Office	93 10 0	135 5 0	96 10 0	109 8 0	81 5 0
Bonds, Cessions	Stamp Duty	251 13 6	277 4 6	190 3 0	233 19 0	190 0 9
Bonds, Substitutions	Fees of Office	45 10 0	33 5 0	34 5 0	28 10 0	37 10 0
Bonds, Waivers of Preference	Fees of Office	5 10 0	8 0 0	5 15 0	3 10 0	1 0 0
Advances by Land Bank	Fees of Office	2 0 0	1 0 0	1 10 0	1 10 0	17 0 0
Advances by Land Bank, Cancellations	Fees of Office	4 10 0	6 10 0	4 0 0	3 5 0	3 5 0
Deeds of Servitudes, Leases, etc.	Fees of Office	10 10 0	12 10 0	7 0 0	5 5 0	15 5 0
Deeds of Servitudes, Leases, etc.	Stamp Duty	3 8 0	28 0 0	2 16 0	2 2 0	6 9 0
Deeds of Servitudes, Leases, etc.	Transfer Duty	94 0 7	153 3 1	582 3 0	61 8 7	96 14 2
Prospecting Contracts	Fees of Office	—	5 0	1 0 0	15 0	5 0
Prospecting Contracts	Stamp Duty	—	2 0	8 0	6 0	2 0
Prospecting Contracts	Transfer Duty	—	—	—	—	—
Land Settlement Leases	Fees of Office	1 15 0	2 15 0	5 15 0	9 0 0	6 10 0
Land Settlement Leases	Transfer Duty	123 2 5	114 6 1	64 14 3	606 0 9	1,132 16 4
Miscellaneous Contracts	Fees of Office	1 10 0	1 10 0	1 5 0	5 0	1 15 0
Miscellaneous Contracts	Stamp Duty	1 4 0	1 4 0	1 0 0	4 0	1 8 0
Antenuptial Contracts	Fees of Office	74 10 0	70 5 0	80 5 0	63 15 0	58 5 0
Antenuptial Contracts	Stamp Duty	316 2 0	295 8 0	331 6 0	249 18 0	227 2 0
General Powers of Attorney	Fees of Office	37 0 0	43 15 0	48 15 0	51 0 0	61 10 0
General Powers of Attorney	Stamp Duty	49 10 0	64 0 0	65 15 0	68 15 0	77 5 6
Copies of Deeds to serve as Originals	Fees of Office	23 0 0	25 0 0	30 0 0	12 10 0	19 0 0
Extracts of Wills and Master's Notices	Fees of Office	—	—	—	—	—
Attachments	Fees of Office	9 0 0	10 0 0	22 15 0	16 0 0	9 5 0
Amendments of Deeds	Fees of Office	75 5 0	51 10 0	72 0 0	37 10 0	58 0 0
Certificates of Ownership, etc.	Fees of Office	4 15 0	5 0 0	14 5 0	9 15 0	4 0 0
Copies of Deeds, not to serve as Originals	Fees of Office	19 13 6	25 0 0	28 5 0	16 15 0	4 15 0
Endorsements of terms of Wills	Fees of Office	8 15 0	7 5 0	7 0 0	9 5 0	2 15 0
Companies, Local, New	Fees of Office	10 10 0	11 15 0	10 0 0	7 10 0	2 10 0 }
Companies, Foreign, New	Fees of Office	2 0 0	3 10 0	3 0 0	1 15 0	15 0 }
Companies, Local	Capital Duty	890 15 0	662 15 0	1,445 0 0	947 5 0	700 0 0
Companies, Local, Increase of Capital	Fees of Office	5 0 0	4 10 0	4 10 0	5 0	3 0

ORANGE FREE STATE PROVINCE—*continued.*

Detailed Comparative Statement of Revenue Collected during the past Five Years.

Nature of Deed or Instrument.	Class of Revenue.	1918.	1917.	1916.	1915.	1914.
		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Companies, Local, Increase of Capital	Capital Duty	238 7 6	922 15 0	116 0 0	125 0 0	27 0 0
Companies, Local, Reductions	Fees of Office	10 0	—	5 0	—	—
Companies, Local, Liquidations	Fees of Office	15 0	2 0	—	1 0	6 0
Companies, Foreign, Annual Payments	Fees of Office	641 13 0	679 17 0	813 8 0	665 17 0	701 11 0
Companies, Foreign, Increase of Capital	Fees of Office	10 0	1 0 0	—	5 0	16 0
Companies, Foreign, Liquidations	Fees of Office	6 0	3 0	—	1 0	11 0
Companies, Certificates and Certified Copies	Fees of Office	15 0	3 0 6	3 19 9	—	—
Companies, Amended and Supplementary Articles of Association ..	Fees of Office	1 15 0	6 5 0	3 10 0	—	—
Companies, Change of Name	Fees of Office	10 0	—	15 0	—	—
Companies, Fine	Fees of Office ..	—	5 0 0	5 0 0	—	—
Searches and Information Supplied	Fees of Office	189 18 6	143 5 6	186 5 0	133 12 0	196 15 2
Filing Fees	Fees of Office	172 5 6	159 14 0	125 1 0	86 4 0	89 4 0
Total	.. .. £	106,677 18 5	87,101 12 7	61,908 10 2	41,387 6 3	62,253 14 11

Deeds Office,
Bloemfontein,
7th February, 1918.

GEO. DENOON,
Registrar of Deeds, O.F.S.

ORANGE FREE STATE PROVINCE.

A Comparative Statement showing the total value of Landed Property Transferred, the Amounts of Bonds Registered and of Bonds Cancelled during the last five years.

Total Value of Landed Property Transferred	1918.	1917.	1916.	1915.	1914.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Farm Properties..	4,046,906 16 1¾	3,499,058 9 8	2,120,001 10 1	1,567,568 8 1	1,992,496 18 2
Town Properties	912,134 1 10	551,151 19 3	552,531 9 11	308,555 17 0	312,672 9 1
Totals £	4,959,040 17 11¾	4,050,210 8 11	2,672,533 0 0	1,876,124 5 1	2,305,169 7 3
Amounts of Bonds Registered : ..					
Special	2 342,342, 14 4	2,411,888 1 5	1,812,862 15 2	1,402,223 17 3	2,021,364 17 5
Notarial	102,573 3 3	326,497 1 0	97,989 12 10	122,781 17 2	126,856 13 8
Totals ..£	2,444,915 17 7	2,738,385 2 5	1,910,852 8 0	1,525,005 14 5	2,148,221 11 1
Amounts of Bonds Cancelled .. ..£	2,184,179 5 11	1,811,640 12 2	1,473,615 11 3	976,218 3 7	1,447,045 6 8

A Comparative Statement of the various classes of Revenue collected in connection with Transactions Registered during the last five years.

Class of Revenue.	1918.	1917.	1916.	1915.	1914.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Fees of Office	3,209 14 6	2,963] 3 6	2,736 0 9	2,043 1 0	2,412 4 0
Stamp Duty	16,858 10 0	13,284 5 2	9,511 2 6	6,761 15 6	9,306 6 9
Transfer Duty	84,576 14 5	68,280 17 5	46,970 12 11	30,624 11 9	48,820 14 0
Company Capital Duty ..	1,029 2 6	1,585 10 0	1,561 0 0	1,072 5 0	727 0 0
Foreign Companies Annual Payments	641 13 0	679 17 0	813 8 0	665 17 0	701 11 0
Fine, Companies	—	5 0 0	5 0 0	—	—
Searches and Information Supplied	189 8 6	143 5 6	186 5 0	133 12 0	196 15 2
Filing Fees	172 15 6	159 14 0	125 1 0	86 4 0	89 4 0
Totals	£106,677 18 5	87,101 12 7	61,908 10 2	41,387 6 3	62,253 14 11

GEO. DENOON,
Registrar of Deeds, O.F.S.

Deeds Office,
Bloemfontein,
7th February, 1919.

ORANGE FREE STATE.

List of Sub-Heads under which particulars required fall in regard to Companies over the year 1918.

1. Receipts :	£ s. d.
(a) From the Registration of Local Companies	16 15 0
From the Registration of Foreign Companies	2 16 0
Certificates and Certified Copies	0 15 0
Amended and Supplementary Articles of Association	1 15 0
Fine	Nil.
Changes of Name	10 0
(b) Searches and other Official charges	20 7 6
	£42 18 6

2. (*a*) Number of Companies registered, Local 21, Foreign 4, Total 25.
(*b*) Number of Companies Registered not for profit, Nil.
(*c*) Number of Increases of Capital, Local Companies 11, Foreign Companies 1, Total 12.
(*d*) Total amount of such Increases, Local Companies £79,070, Foreign Companies £10,000, Total £89,070.
(*e*) Number of Changes of Name, 1.
(*f*) Number of Companies placed in Liquidation, Local 15, Foreign 2, Total 17.
(*g*) Total amount of Capital of such Companies, Local £57,500, Foreign £290,000, Total £347,500.
(*h*) Share Capital Duty on New Local Companies, £890 15s. on Increase of Capital of Local Companies, £238 7s. 6d., Total £1,129 2s. 6d.
(*i*) Total Capital, New Local Companies £743,250, New Foreign Companies £395,000 Total £1,138,250.
(*j*) Reductions of Capital of Local Companies £21,875, Foreign Companies Nil.
(*k*) Annual Dues Paid by Foreign Companies £641 13s.

GEO. DENOON,
Registrar of Deeds, O.F.S.

Deeds Office,
Bloemfontein,
7th January, 1919.

REPORT OF THE REGISTRAR OF DEEDS OF NATAL, FOR THE YEAR 1918.

The year just ended has been a time of strenuous effort on the part of the small staff of the Registry. Two of its members were serving in France, and the place of one only was temporarily filled by a relief clerk who subsequently joined the Royal Air Force. The retirement of Mr. Millar, the Registrar, and later on of a senior officer; the unavoidable delay in the assumption of duty by me, and my absence in Pretoria attending the Conference on the Deeds Office Regulations, and some sickness, threw heavy burdens on the rest of the staff, particularly as work was always on the increase. Through the loyal co-operation and unremitting labour of my officers the registration of deeds was carried on continuously and with comparatively small delay.

On entering upon my duties in Natal I found the practice originally based on that of the Cape Deeds Registry had undergone considerable change. One of the first of the Ordinances passed here (Ordinance No. 19 of 1845) accepted Roman Dutch law as the fundamental principle of the judicial system of the Colony; but the Legislature, before many years had passed, found it necessary to conform to the wishes of the majority of the settlers who were largely English or of English extraction and passed a measure conceding the right to natural born subjects resident in Natal to dispose of their property by last will according to the law of England, and extended this right to persons married in the Cape Colony, who, by deed executed before two witnesses, elected to exercise it (Ordinance 1 of 1856). Then by Law 22 of 1863, amended by Act 14 of 1882, parties married anywhere in South Africa in community of property were permitted to contract themselves out of the common law; and where the husband died intestate, and community had been excluded by Law 22 of 1863, the widow took one-half of the estate if there was no issue of the marriage but if issue, one-third. Had time and space permitted, other departures from common law doctrines might have been enumerated; but sufficient has been said to show that changes such as these must naturally be reflected in the registration of deeds. One innovation in practice to which attention may be drawn dates back many years. The so-called "Transportation of Bond"—an incorrect term for the substitution of liability on transfer of hypothecated property, of the new purchaser for the seller, the previously existing debtor under the bond—has evidently been thought desirable for general adoption, as, with a most necessary qualification, it has been embodied in the "Deeds Registries' Act, 1918." The qualification to which I refer is that the previously existing debtor, the seller, is absolved from all liability on transfer of his land with the consent of his mortgagee. In Natal, transfer subject to the bond did not release the seller from liability (Pietermaritzburg Corporation *vs.* Bissett, N.L.R., Vol. 15, p. 95). Another departure from established practice in the other Provinces is the registration of variations in the terms of an original bond, also provided for by the new Union Act.

It might be well here to consider how these changes took place. By an Ordinance of the 7th January, 1846, a Deeds Registry Office for the District of Natal, which at that time formed a portion of the Colony of the Cape of Good Hope, was created; and the provisions of the enactment required that the Registrar of Deeds should certify, register, and subscribe any deed, act or instrument ,which *mutatis mutandis*, could be accepted for registration in the Deeds Registry Office at Cape Town, and at the same time prohibited the registration of any such document as would be incapable of registration in that office.

To quote from a MS. in pencil found by me among some old papers: "Owing to the absence of any written practice it was almost impracticable for the Registrar of Deeds here to have adopted a system of registration in exact conformity with that of the Cape. Postal communication in those days was exchanged between Durban and Cape Town at considerable intervals of time. Under these circumstances the office in Natal gradually established its own methods under the guiding principles of the Cape Deeds Registry. Unfortunately there are no records in the department which throw any light upon the subject. It may, however, be assumed that communications passed from time to time with the Registrar at the Cape. It was not until the year 1892 that the Cape practice was reduced to writing by Mr. Foster. In the meantime, the Natal office, as already stated, had steadily been working upon lines of its own, so that when Mr. Foster's work appeared the practice in vogue in the two Colonies was found to differ in many particulars, and in some respects, very materially."

The MS., which is very lengthy, goes on to deal with the acreage of the Colony ; its Land laws ; and the different kinds of title ; all matters which are outside my province, and which have probably been reported on by the Surveyor-General.

It would serve no useful purpose now to discuss the differences in practice referred to by probably a Registrar long since retired, but I may be permitted to say the procedure suggested by a Commission, which sat in the year 1875 constituted a great advance on that then obtaining at the Cape. Had the Commission's recommendations been accepted by the late Mr. Lamond, the Registrar of Deeds, more as a basis on which to work than as the ultimate goal of his hopes and had Mr. Lomand possessed a knowledge of the defects of the Cape system, he, with his extraordinarily wide outlook, would have made the Natal office as nearly perfect in its particular line as any humanly devised institution could well be. Unfortunately he was not aware of these defects ; and, in opening the new registers recommended by the Commission, failed to create the necessary machinery for identifying the particular individual sharing a name common to many others, to whom a folio was assigned. It is true Mr. Lamond had no Act of Parliament on which to work, and no Deeds Office training or acquaintance with Deeds Office tradition ; and yet with handicaps such as these, this remarkable man built up a practice which has been singularly free from error, and which has met with the approval of the Colony. Our Debt Register is infinitely simpler in form than that in vogue at the Cape ; our Property Registers record all transactions in urban as well as suburban properties ; and our Personal Register is looked upon as exceedingly useful, though it suffers in common with the Debt Register in the lack of full identification of individuals. A serious defect we shared with another Province was the registration of mineral contracts and options of purchase in the Miscellaneous Register. Steps have been taken and methods instituted to ensure notice to the world of burdens on land of the nature in question ; and the Deed Registries Act, 1918, and Regulations provide all the necessary machinery.

It has not been possible with the abnormal conditions ruling, to speak definitely of advance in the value of land. The increases in the number of deeds registered during the year has been considerable ; and, so far as it is possible to judge from a mere cursory glance, farming properties have shown an unusual advance between buying and selling prices, while town properties have, I think, reached their maximum in value. It is difficult here to compare the cancellation of Mortgage Bonds as proof of prosperity, as can be done in the Cape, because of the assumption of liability by new purchasers ; but in matters which have passed through my office, and all information I have been able to garner outside, goes to indicate an elasticity in business which is nothing short of remarkable. The Agricultural Show, some few months ago, displayed a most gratifying advance in the quality of exhibits ; while, from comments overheard by me at the hotel table, I gathered stock-breeders were much elated at the excellent prices they obtained for their cattle.

As regards the wattle bark industry it would seem that the stagnation created by the difficulty of selling overseas to be treated, owing to the war, has resulted in self help which promises to [illegible] about an all-round advantage to the planter. Machinery is in operation, and on the way, by means of which the tannin is being and will be almost wholly extracted within the Province. An immense saving has already resulted ; and I am assured that never have the prospects of the industry been brighter or more stable. The direct loss in stripping, cutting up for export, railing to a seaport, handling and freightage had reduced the profit of the grower to a degree which threatened the very existence of an important branch of farming the value of which to the country may be judged from the fact that land which at one time was worth not more than six shillings and eight pence per acre, now sells readily at from five pounds to seven pounds per acre.

The output of coal, I learn, was considerably less in 1918 than in the previous year owing to a variety of causes such as abnormal rains retarding work ; the difficulty of replacing broken or work parts of machinery because of the war ; and shortage of labour due to the epidemic of influenza ; but as I know of no transactions in land owned by the coal mining companies, these are matters which are scarcely germane to my subject. I am told boring for coal in the

Dannhauser district has not been productive of the results hoped for ; but options on farms in Vryheid and Utrecht have led to the registration of agreements on behalf of Companies formed outside the Union which may have far reaching results.

Coffee is no longer planted ; and Tea growing has for some time back ceased to be a profitable undertaking, so that no one looks to-day for Tea lands ; but Chicory promises well ; Cotton as an industry will undoubtedly ere long take a place second only perhaps in importance to the production of sugar. I am assured that the cotton grown on some of the plantations is of better quality than the Florida product, and overheard one man telling another that his cotton was superb, the plants wonderfully prolific, and he was putting nearly all his land under cotton.

Banana and pine cultivation is chiefly in the hands of Asiatics, and for some time past there has been no inquiry for lands suitable for this class of farming. The excessive rainfall in 1916–17, and lack of rain since has resulted in a distinct set back to the enterprise.

For Sugar lands there is strong demand. Some years ago a farm was sub-divided and a portion sold at £6 per acre. Last year there were so many applicants for the remainder (about 600 acres) that it was put up to auction, and brought in £9 5s. per acre ; and this, I might add, was entirely unimproved land. In settled areas like Empangeni and Amatikulu almost fancy prices are asked, but the farms are planted with cane and are in the nature of going concerns. In one case a 600 to 700 acre farm with about 300 acres of cane fetched £7,000 ; while one planter is asking as much as £15 an acre for land in an indifferent state of cultivation. A memorandum which has come to me through the kind offices of a friend who speaks with authority I quote verbatim :—

> " On the north and south coast of Natal the bulk of the sugar lands is in the hands of the Milling Companies. There are private growers of cane as well, but the number is not large in comparison with the areas held by the Companies. On the north coast many of the sugar lands are held by Indians. Lands capable of growing sugar fetch at least £5 an acre in the open market. In Zululand, owing to the action of the Government, the whole of the sugar lands are held by settlers. A few of these lands have already been converted into freehold, but as the majority are held under ninety-nine year leases, and the holders have entered into agreement with the respective mills for the crushing of their cane, it is not likely that many of the holdings will be converted into freehold. These holdings are realising large sums as going concerns, five hundred acre blocks, changing hands up to ten or even fifteen thousand pounds, this figure including the growing crops and equipment. The tendency for the last two or three years has been for a steady rise of prices as the planters prove the capabilities of their lands."

One circumstance in connection with sugar cane planting was spoken of to me. It seems that owing to the impoverisation of the soil the cane died down and the mills found it most difficult to obtain stuff on which to work. To stimulate the production of cane, the milling companies supplied planters with fertilisers against the hoped-for increase in their crops ; and the manuring of the lands happened to be followed by unprecedented rains. In the result the growth became extraordinary ; so much so that the mills had to take much more cane than they could absorb. The sugar lands advanced in value by leaps and bounds ; and happy agriculturalists found themselves becoming opulent with little exertion on their part.

Land suitable for stock grazing has been in strong demand, but there was little offering. One offer for unimproved land in the Zululand side of the Tugela ran to as much as £3 per acre ; but this would seem to be exceptional. Overseas inquiries, so far as I have been able to discover, have not affected the market. Such inquiries have been few and indefinite, and have apparently led to no tangible result.

Appended is a comparative statement for the years 1915, 1917 and 1918—the record for 1916 cannot unfortunately be found. From these returns it will be seen the number of Deeds of Transfer, Mortgage Bonds and Cancellations of Mortgage Bonds, registered in 1918 exceed those for the years 1915 and 1917 to the following extent, viz.:—

Transfer Deeds in 1917 exceeded those in 1915 by	1,178
Transfer Deeds in 1918 exceeded those in 1917 by	419
Total Advance over 1915	1,597
Mortgage Bonds in 1917 exceeded those in 1915 by	509
Mortgage Bonds in 1918 exceeded those in 1917 by	409
Total Advance over 1915	918

Cancellation of Mortgage Bonds in 1917 exceeded those in 1915 by	625
Cancellation of Mortgage Bonds in 1918 exceeded those in 1917 by	274
Total Advance over 1915	899

The value of properties transferred, mortgaged and of Mortgage Bonds cancelled are more remarkable :—

Properties transferred in 1915 value £1,596,712 ; 1917 value £3,044,361 ; 1918 value £4,099,052.

Properties Mortgaged in 1915 value £1,014,713 ; 1917 value £1,856,635 ; 1918 value £1,932,797.

Bonds Cancelled over Immovable and Movable Property in 1915 value £1,267,750 ; 1917 value £1,673,559 ; 1918 value £1,802,141.

In 1915 twenty-seven (27) Joint Stock Companies were registered as against 48 in 1918, and 260 firms against 347. With few exceptions the registrations taken all round greatly exceed those of 1917, which seems to have been an abnormal year.

In conclusion I may be permitted to remark that the Deeds Registries' Act 1918, affects Natal to a much greater extent than any of the other Provinces ; and " carrying to completion matters which were in the office at the commencement of the Act " involves the carrying on of work simultaneously under two very different systems. It is hoped that the measures being taken to complete registration under somewhat trying conditions will result in little delay or detriment to the public.

W. F. LEFFLER,
Registrar of Deeds, Natal.

Deeds Registry,
Pietermaritzburg,
8th January, 1919.

TRANSACTIONS ENTERED IN THE OFFICE OF THE REGISTRAR OF DEEDS, NATAL DURING THE YEARS 1915, 1917 AND 1918.

Nature of Deeds.	Number year ended.		
	31/12/15.	31/12/17.	31/12/18.
Deeds of Transfer	2,353	3,531	3,950
Leases	47	69	109
Cessions of Leases	64	161	157
Mortgage Bonds	1,436	1,945	2,354
Cessions of Mortgage Bonds	355	392	495
Cancellations of Mortgago Bonds	1,207	1,832	2,106
Agreements in *re* Mortgage Bonds	229	239	275
Transfers Free of Mortgage Bonds	262	391	347
Transfers Subject to Mortgage Bonds..	136	247	240
Notarial Bonds	627	671	648
Cessions of Notarial Bonds	48	63	67
Cancellation of Notarial Bonds..	230	307	308
Agreement in *re* Notarial Bonds	19	22	38
Marriage Contracts	368	342	402
Joint Stock Companies	27	47	48
Servitudes	25	24	33
Letters of Exemption (Natives)	29	144	48
Special Partnerships	2	—	1
Firms Registered	260	282	347
Changes in Registered Firms	—	141	120
Copyrights	10	—	—
Designs	1	—	—
Powers of Attorney	19	4	6
Miscellaneous Deeds	21	26	32
Interdicts	153	128	143
Declarations of Sale and Purchase	1,543	3,898	4,369
Searches by the Public	4,236	4,611	5,786
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				1,296,910	16	2	1,940,959	10	10
Bonds Passed over Immovable Property	1,014,713	5	5	1,856,635	8	11	1,932,797	19	8
Bonds Passed over Movable Property	408,442	9	2	570,045	15	1	496,095	13	5
Bonds Cancelled over Immovable Property	913,565	2	7	1,345,942	10	9	1,409,528	9	2
Bonds Cancelled over Movable Property	354,185	1	9	327,616	8	9	392,613	18	1

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